Landscape Visual Impact Assessment

Prepared as part of the Evidence Base for the

Craven District Council Local Plan, 2012-2032

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Contents

1. Assessment Methodology....4
1.1 Landscape Character....4
1.2 Views and Visual Amenity....4
1.3 Settlements and their landscape settings....5
1.4 Mitigation measures....5

2. LVIA and key Craven Settlements....7
2.1 Settlements considered for this study....7
2.2 The Forest of Bowland AONB and the Yorkshire Dales National Park....7
2.3 Format of the Analysis....7

3. Bentham & The Forest of Bowland AONB....9
3.1 Strategy for Bentham....9
3.2 Existing Landscape Character....9
3.3 Site HB011; Primary school, east of Robin Lane, west of Lowcroft....10
3.4 Site HB024; North of Lakeber Drive....10
3.5 Site HB025; East of Butts Lane....12
3.6 Site HB026; North of Springfield Crescent and east of Butts Lane....12
3.7 Site HB036; Land to the East of Robin Lane....14
3.8 Site HB038; Land south of Low Bentham Road....15
3.9 Site HB039; Land between Springfield Crescent and Tatterhorn Road, and HB042; Land between Pye Busk and Belle Bank....17
3.10 Site HB044; Land to west of Goodenber Road....18
3.11 Site HB052; Land to north west of Bank Head Farm and south of Ghyllhead Farm....19
3.12 Site LB012; Wenning View, Low Bentham Road....20
3.13 Proposed New Development Site: HB023; Land north of Low Bentham Road, rear of Furness Drive....22
3.14 Views from the Forest of Bowland AONB into Bentham....23
3.15 Cumulative impact of proposed site allocations in High and Low Bentham on the AONB....28

4. Gargrave & The Yorkshire Dales National Park....29
4.1 Strategy for Gargrave....29
4.2 Existing Landscape Character....29
4.3 Site GA009; Land off Eshton Road....29
4.4 Views from the Yorkshire Dales National Park into Gargrave....33

5. Ingleton & The Yorkshire Dales National Park....35
5.1 Strategy for Ingleton....35
5.2 Existing Landscape Character....35
5.3 Site IN006; CDC car park, Backgate....35
5.4 Site IN010; Caravan Park, north of River Greta....37
5.5 Site IN028; Between Ingleborough Park Drive and Low Demesne....37

5.6 Site IN029; East of New Village and south of Low Demesne....39
5.7 Site IN049; Former playing fields, Ingleton Middle School....41
5.8 Sites IN022 & IN035; Land adjacent to southern edge of industrial estate, off New Road and west of Tatterthorn Lane....43
5.9 Views from the Yorkshire Dales National Park into Ingleton....43
5.10 Cumulative impact of proposed site allocations in Ingleton on the Yorkshire Dales National Park....45

6. Settle & The Yorkshire Dales National Park....46
6.1 Strategy for Settle....46
6.2 Existing Landscape Character....46
6.3 Sites SG021, SG066 & SG080; Land to the north-west of Penny Green and west of Skipton Road and railway....47
6.4 Site SG025; Land to the south of Ingfield Lane....50
6.5 Site SG027, SG068; Land to the south of Brockhole View and west of Brockhole Lane....51
6.6 Site SG032; Car park, off Lower Greenfoot and Commercial Street....53
6.7 Site SG042; NYCC Depot, Kirkgate....53
6.8 Site SG079; Land to the north of Town Head Way....34
6.9 Site SG060; Northern part of Sowarth Industrial Estate....56
6.10 Site SG064; Land south of Runley Bridge Farm and west of B6480....56
6.11 Site LA004; Land to the north of Barrel Sykes, Settle....59
6.12 Views from the Yorkshire Dales National Park into Settle....60
6.13 Cumulative impact of proposed site allocations in Settle on the Yorkshire Dales National Park....66

7. Skipton & The Yorkshire Dales National Park....68
7.1 Strategy for Skipton....68
7.2 Site SK013; Land East of Aldersley Avenue....68
7.3 Site SK015; Cefn Glas, Shortbank Road....71
7.4 Site SK044; Former allotments and garages, Broughton Road....73
7.5 Site SK081, SK082 & SK108; Land north of Gargrave Road and west of Park Wood Drive and Stirtonber....75
7.6 Site SK088; Hawbank Fields north of Otley Road and south of A6131....79
7.7 Site SK089 & SK090; Land to the north of Airedale Avenue & Elsey Croft and east of railway line....82
7.8 Site SK113; Land south of Skipton Auction Mart....86
7.9 Other Proposed Site Allocations in Skipton which are not visible from the YDNP....87
7.10 View from the Yorkshire Dales National Park into Skipton....88
7.11 Cumulative impact of proposed site allocations in Skipton on the Yorkshire Dales National Park....93

8. Conclusion....93
9. References....94

1. Assessment Methodology

1.1 Landscape Character

The inclusive definition of landscape outlined above places emphasis on landscape as a resource. Landscape results from the interplay of the physical, natural and cultural components of our surroundings and the way that people perceive these interactions. Different combinations of these elements create the distinctive character of landscapes in different places, allowing different landscapes to be mapped, analysed and described. Character is not just about the elements or the 'things' that make up a landscape, but also embraces the aesthetic and perceptual factors that make different places distinctive.

1.2 Views and Visual Amenity

When the inter-relationships between people (human beings or population in the language of the Directives and the Regulations) and landscape is considered this introduces related, but very different considerations, notably the views that people have of the landscape and the effects of change on their visual amenity. When a landscape is changed in some way there is a probability that the change will be seen by someone and often by several different groups of people. This may affect both particular views of the landscape and have an effect on the overall pleasantness of the surroundings that people enjoy – which is what visual amenity means.

The distinction between these two aspects is very important. The two components of LVIA are:

- Landscape effects assessment: this deals with changes to landscape as a resource. Society as a whole has an interest in this and it is recognised as one of the key dimensions of environmental interest, alongside matters such as biodiversity, or cultural heritage. It is concerned with issues like protected landscapes, the contribution of landscape character to sense of place and quality of life for all, and the way that change may affect individual components of the landscape;

- Visual effects assessment: this is concerned with how the surroundings of individuals or groups of people may be specifically affected by change in the landscape. This means assessing changes in specific views and in the general visual amenity experienced by particular people in particular places.

LVIA deals with both and should clearly demonstrate understanding of the difference between them.

1.3 Settlements and their landscape settings

LVIA in urban contexts should aim to secure development and change that is in keeping with the townscape in which it is set or, especially in degraded areas, which enhances the townscape, while in both cases respecting the history of that townscape. This requires a good understanding of the townscape and there are now accepted techniques of townscape character assessment which can help achieve this. Certain landscape and visual issues require particular attention in the urban context. They include effects on:

- Relationships between a town and its landscape setting;
- Areas of distinctive and harmonious townscape character;
- Views to and from important buildings;
- Important views, panoramas and vistas both within the town and from the town to its surroundings and vice versa;
- The setting of important buildings;
- Relationships between open spaces, greenspaces, water bodies or watercourses and nearby buildings and streets.

1.4 Mitigation measures

There should be an awareness of such interactions referenced above, and there should be regular liaison with experts dealing with other topics. Mitigation measures proposed to address impacts in one topic area may themselves, for example, have significant impacts on another topic area – perhaps most obviously tree planting proposed to screen views of a development could have an effect on archaeological resources if sited without reference to the cultural heritage topic. Similarly mitigation proposals for another topic may result in features being added to the landscape. For example:

- Hydrological impacts requiring attenuation ponds;
- Noise effects requiring acoustic screening by tall fences;
- Ecological mitigation requiring additional structures in a road scheme such as 'green bridges'.

For LVIA it is important to understand, from the project description, the essential aspects of the scheme which will potentially give rise to its effects on the landscape or on visual amenity. At this stage it may also be possible to flag up potential effects that can be addressed by incorporating mitigation measures into the scheme design.

In terms of LVIA, scoping should be expected to consider several key matters, including:

- The extent of the study area to be used for assessment of landscape and visual effects;
- Sources of information;
- The nature of the possible landscape and visual effects that might occur, especially those deemed most likely to occur and most significant, but without at this stage predicting that they necessarily will occur;
- The main receptors of the potential landscape and visual effects that need to be addressed in the full assessment including viewpoints that should be assessed;
- The requirements with respect to the assessment of cumulative landscape and visual effects.

For LVIA this initially means careful thought about identifying the effects on landscape or visual amenity that are directly attributable to some aspect of the proposed development itself, whether they be:

- Positive or beneficial effects;
- Negative, adverse or detrimental effects.

The purpose of mitigation is to avoid (or, as in the EIA regulations, prevent), reduce and where possible compensate for (or, as in the EIA regulations, offset any significant adverse) effects on the environment arising from the proposed development. Enhancement also needs to be considered. It is not a formal requirement of the regulations, and is often referred to incorrectly as an outcome of proposed mitigation measures – where for example planting is proposed to mitigate landscape and/or visual effects but will also achieve an enhancement of the baseline condition of the landscape.

In practice enhancement is not specifically related to mitigation of adverse landscape and visual effects but means any proposals that seek to improve the landscape of the proposed development site and its wider setting beyond its baseline condition.

The ideal strategy for mitigating an adverse effect that is identified is one of avoidance or prevention. If this is not possible, alternative strategies firstly of reduction, and then, in the case of unavoidable negative effects, compensation measures to offset them should be explored. Leaving consideration of mitigation measures for adverse landscape or visual effects to the later stages of scheme design, where it must take the form of reduction or compensation rather than avoidance, can result in increased mitigation costs. This is because early opportunities for avoidance of negative effects are missed and because compensation for negative effects is generally less cost effective than avoiding them in the first place.

2. LVIA and key Craven settlements

2.1 Settlements considered for this study

In the draft Craven Local Plan (June 2017), there are five settlements thought to be of particular relevance in terms of Landscape Visual Impact Assessment. These are the settlements of Bentham, Gargrave, Ingleton, Settle and Skipton because of relative proximity to either the Forest of Bowland AONB (Bentham) or the Yorkshire Dales National Park (Gargrave, Ingleton, Settle and Skipton).

2.2 The Forest of Bowland AONB and the Yorkshire Dales National Park

The Forest of Bowland AONB is an area of barren gritstone fells, deep valleys and peat moorland, in northeast Lancashire and North Yorkshire. Bowland survives as the north-western remainder of the ancient wilderness that one stretched over a huge part of England. Much of the land is heather moorland and blanket bog. The area is internationally important for its upland bird populations and under the Habitats Directive "Bowland Fells" has been designated a Special Protection Area (designated especially for breeding merlin and hen harrier). The hills on the western side of the Forest of Bowland attract hikers from the surrounding area.

The Yorkshire Dales National Park covers 2,178 km^2, with the majority of the park in North Yorkshire, and the rest in Cumbria and Lancashire. Over 20,000 residents live and work in the park, which currently attracts approximately eight million visitors over the course of each year. Several long-distance hiking routes cross the park, including the Pennine Way, the Dales Way, the Coast to Coast Walk and the Pennine Bridleway, with cycleways also popular. The park also has five visitor centres. The park is home to nationally and internationally important landscapes and wildlife. There are 17 priority habitats including the species-rich hay meadows of the valley bottoms, the calcareous grasslands on the thin limestone soils, the upland ash and oak woodlands on the valley sides and fell top blanket bog and heathland.

2.3 Format of the Analysis

The remainder of this document focuses on each of the settlements referred to previously, and their list of sites. The sites are those identified as preferred allocations in the Craven District Council Pre-Publication Draft Local Plan, which was published for a six-week period of public consultation in June 2017. The consultation draft document and accompanying

policy maps are available to view on the Council's website at www.cravendc.gov.uk/newlocalplan.

Chapter 3 examines the proposed development sites in Bentham within the context of the AONB, whilst Chapters 4-7 analyse the national park with the proposed sites in Gargrave, Ingleton, Settle and Skipton. The proposed development sites in each of these settlements are analysed, through firstly photographic evidence showing (a) views from the most appropriate points of the AONB/National Park towards the location of the site; and (b) views from the relevance site towards the AONB/National Park. Commentary is provided to accompany the images, as is a list of mitigation measures where thought necessary. Finally, chapter 8 draws some conclusions and recommendations from the prior analysis.

3. Bentham & The Forest of Bowland AONB

3.1 Strategy for Bentham

Bentham is a secondary location for growth in the plan area, reflecting its role as key service centre in the north sub area. It is intended to provide serviced employment land and housing growth to underpin growing prosperity in the town, capitalise on linkages with the rail connected university city of Lancaster, and the tourism potential of the Forest of Bowland AONB. Provision is made for the following development areas to meet housing needs and bolster prosperity and resilience in the town.

The potential visual impacts of individual sites on the AONB, and any cumulative impact, will be discussed below.

3.2 Existing Landscape Character

The landscape around High and Low Bentham is divided into three different character types, within the Landscape Appraisal for the Craven District outside the Yorkshire Dales National Park and the Forest of Bowland Area of Outstanding Natural Beauty (2002). The area to the south of Bentham, around the River Wenning and extending north to the railway line is 'Small Scale Drumlin Valley'. There are no sites falling within the area.

To the east of High Bentham, the land between the railway line and Windy Hill is 'Undulating Lowland Farmland'. The sites HB039 and HB042 fall within this landscape area. The character of the area is moderate to strong, with "gently undulating pastoral lowland landscape" (Craven Landscape Appraisal, 2002), which forms the lower fringes to upland landscape areas. It also has a distinctive well-wooded character with the trees, woodlands and hedgerows identified as strong defining features.

The rest of High and Low Bentham is classified as 'Rolling Drumlin Field Pastures'. The character of this area is strong, being defined by its "undulating drumlin topography of interlocking rounded hills...", and its "intricate sequence of pasture, hedgerows, small copses and woods superimposed on an undulating landform, accentuating relief of the hills" (Craven Landscape Appraisal, 2002). Sites HB024, HB025, HB026, HB036, HB038, HB044, HB052 and LB012 all fall within this landscape type.

Important features of both the undulating lowland farmland and rolling drumlin field pasture landscape types that should be conserved include: the existing field boundary pattern including the hedgerows and dry-stone walls, and; existing characteristic hill top copses. Consideration should also be given to strengthening and improving the landscape quality by reinstating lost hedgerows and replanting hedgerow trees.

The built-up areas of High and Low Bentham were excluded from the appraisal.

3.3 Site HB011; Primary school, east of Robin Lane, west of Lowcroft

This site is within the existing built-up centre of High Bentham. Photographs were not taken from the site as it is not considered that the impact of development on this site would be any different to the buildings already present.

Conclusion

- The visual impact of development on the site is deemed to be negligible.

3.4 Site HB024; North of Lakeber Drive

A greenfield site to the north of High Bentham, surrounded by existing housing on three sides at Goodenber Road, Lakeber Drive and Robin Lane. A PROW runs across the western part of the site, providing access from Lakeber Drive to the fields to the north (proposed site HB052). There are a number of mature trees running across the site, and the site boundaries are hedgerows with some mature hedgerow trees, which are typical of the landscape character of the area. The AONB is not visible from the site (see figure 3.14).

Conclusion

- The visual impact of development on the site is deemed to be negligible as it forms an extension to the existing built-up area and is not visible from the AONB.
- The site contains features identified as being important to the landscape character of the area, including hedgerow boundaries, with hedgerow trees. These should be conserved and retained within the development of the site.

Figure 3.3(a) View from the rear of HB024 looking south to Lakeber Drive.



Figure 3.3(b) mature trees run across the site from north to south.



3.5 Site HB025; East of Butts Lane

This is a greenfield site that slopes down, away from Butts Lane. HB025 was not visible from the viewpoints within the AONB, and it is not possible to see the AONB from the site due to the slope of the site and existing housing on Butts Lane. The existing site boundaries are hedgerows, with some hedgerow trees. These features are identified in the Landscape Appraisal as being important to the character of the area.

Conclusion:

- The visual impact of development on the site is deemed to be negligible as it forms an extension to the existing built-up area and is not visible from the AONB;
- The site contains features identified as being important to the landscape character of the area, including hedgerow boundaries, with hedgerow trees. These should be conserved and retained within the development of the site.

Figure 3.5 View looking north, away from Butts Lane, showing the slope of the site.



3.6 Site HB026; North of Springfield Crescent and east of Butts Lane

Proposed site HB026 is in an elevated position as the land slopes up to the north away from the existing housing at Springfield and Springfield Crescent. There is a sign-posted gate giving access onto the site and a worn footpath through the site, but there is no PROW. The AONB is visible from the site, and site HB026 was visible from the viewpoints within the AONB (see figure 3.14(c) and 3.14(e)). However, the site is well related to the existing built form of High Bentham and development will form an extension to Springfield and

Springfield Crescent. The field boundaries within the site are a mixture of dry-stone walls and hedgerows.

Conclusion:

- In the context of views into and out of the Forest of Bowland AONB, the change in the visual impact is thought to be minimal, and hence does not prevent the site's allocation, subject to the implementation of recommended mitigation measures (outlined below);
- Development principles for the site to include a requirement for further, detailed LVIA and/or Landscape Capacity/Sensitivity Assessment as appropriate, to be carried out at the planning application stage. This should include measures to mitigate against and reduce the identified visual impacts through:
    - The retention of identified important landscape features within the site and around the site boundaries, including the dry-stone walls and hedgerows;
    - The requirement for development proposals to be carefully and sensitively designed to minimise visual impact on the character and appearance of the area.
- It is considered that the site has the capacity to accommodate the housing numbers proposed with minimal impact on the AONB through the implementation of specific landscape mitigation measures.

Figures 3.6(a) and 3.6(b) show the views looking south from the northern end of HB026 over the rooftops of the houses on Springfield Crescent to the AONB beyond.

Figure 3.6(a)



Figure 3.6(b)



3.7 Site HB036; Land to the East of Robin Lane

This site forms part of the golf club. Part of the site is previously developed, being an over-flow car-park for the golf club. It is a relatively flat site abutting Robin Lane. The site falls beyond the crest of Robin Lane as it begins to descend into Ingleton. For this reason, it is not visible from the AONB, nor is the AONB visible from the site. The site forms an extension to and is well related to the existing housing up either side of Robin Lane.

Conclusion:

- The visual impact of development on the site is deemed to be negligible as it forms an extension to the existing built-up area and is not visible from the AONB.

Figure 3.7 View from HB036 looking south. There are no long-distance views of the AONB.



3.8 Site HB038; Land south of Low Bentham Road

This is a greenfield site on the south of Low Bentham Road adjacent to the new Primary School. There is no development to the south of the site, giving it clear views into the AONB. The site was previously designated as part of the green wedge separating High and Low Bentham and is quite visually prominent from the AONB, as shown on figure 3.14(d). However, the site is located between new developments at the Primary School to the east and at Felstead to the west (this site is currently being developed). It is considered that development of HB038 would form an extension to the newly built-up character of this section of Low Bentham Road.

There is a length of dry-stone walling between the site boundary and Felstead to the west. However, the site does not extend as far as the existing field boundaries in other directions.

Conclusion:

- In the context of views into and out of the Forest of Bowland AONB, the change in the visual impact is thought to be minimal, and hence does not prevent the site's allocation, subject to the implementation of recommended mitigation measures (outlined below);
- Development principles for the site to include a requirement for further, detailed LVIA and/or Landscape Capacity/Sensitivity Assessment as appropriate, to be carried out at the planning application stage. This should include measures to mitigate against and reduce the identified visual impacts through:

- The requirement for development proposals to be carefully and sensitively designed to minimise visual impact on the character and appearance of the area;
- New boundary treatments within and around the site to incorporate hedgerows and hedgerow trees and/or dry-stone walls (those features identified as being important to the landscape character in this area). The southern site boundary should include more extensive planting to obscure views of the site from the AONB and to mimic the pattern of small copses characteristic of the area.

- It is considered that the site has the capacity to accommodate the housing numbers proposed with minimal impact on the AONB through the implementation of specific landscape mitigation measures.

Figure 3.8 western edge of HB038 looking south over the site to the AONB.



3.9 Site HB039; Lane between Springfield Crescent and Tatterhorn Road, and HB042; Land between Pye Busk and Belle Bank

These two greenfield sites follow the road approach to High Bentham from the east. HB039 is to the north of the main road, and HB042 is to the south. Visibility is limited from the north-western corner of HB039 due to the slope of the land. It was not possible to gain access to HB042 to take photos, but the site is visible from the AONB (see figure 3.14(x), below), and occupies quite a prominent location from this viewpoint. There is a PROW to the north of HB039, which looks across the site to the AONB beyond.

Development of these sites would constitute a significant extension to High Bentham at the eastern end, and would change the open character of this part of the landscape. Also, because of the narrow shape of the sites, the expected housing yield is relatively low (19 dwellings on HB039 and 15 dwellings on HB042). It would be difficult to justify extending the existing limits of High Bentham by such a significant amount for a relatively low housing return.

Conclusion:

- These sites are seen as having a rather considerable negative impact in terms of extending the boundary of High Bentham beyond its existing limit in exchange for a relatively low housing return; hence their draft allocation will be reviewed.

Figure 3.9 View from north-west corner of HB039, looking south towards Springfield.



3.10 Site HB044; Land to west of Goodenber Road

This is an extensive greenfield site, located to the east of Goodenber Road and north of the recent development at Barghs Meadow. There are no PROW's on the site. The slope of the site faces south, making it visible from the AONB (see figures 3.14(c) and 3.14(f)). However, the site is seen the context of the existing housing to the south and east and is considered to form a logical extension to the built-up form of High Bentham.

The existing boundaries to the site are hedgerows with some hedgerow trees. These are recognised as being important to the character of the area and should be conserved.

Conclusion:

- In the context of views into and out of the Forest of Bowland AONB, the change in the visual impact is thought to be minimal, and hence does not prevent the site's allocation, subject to the implementation of recommended mitigation measures (outlined below);
- Development principles for the site to include a requirement for further, detailed LVIA and/or Landscape Capacity/ Sensitivity Assessment as appropriate, to be carried out at the planning application stage. This should include measures to mitigate against and reduce the identified visual impacts through:
    - The requirement for development proposals to be carefully and sensitively designed to minimise visual impact on the character and appearance of the area;
    - The retention of important landscape features, specifically the existing hedgerow boundaries and hedgerow trees.
- It is considered that the site has the capacity to accommodate the housing numbers proposed with minimal impact on the AONB through the implementation of specific landscape mitigation measures.

Figure 3.10 view from the top of HB044 looking south-west. Existing houses at Barghs Meadow can be seen to the south of the site, with long distance views of the AONB.



3.11 Site HB052; Land to north west of Bank Head Farm and south of Ghyllhead Farm

An extensive greenfield site to the north of High Bentham, adjacent to sites HB024 and HB044. A PROW runs along the western and southern boundaries of the site. The site is not visible from the AONB as it sits at the top of the hill which High Bentham is built upon; at this point the landscape starts to slope down to the north towards Ingleton. There is a band of mature trees at the hill top, behind the housing on Lakeber Drive, which can be seen from the AONB (Figure 3.14(f)), but the site beyond is hidden. For the same reason, it is not possible to see the AONB from the site.

Conclusion:

- The visual impact of development on the site is deemed to be negligible as it forms an extension to the existing built-up area and is not visible from the AONB;
- The site contains features identified as being important to the landscape character of the area, including hedgerow boundaries, with hedgerow trees. These should be conserved and retained within the development of the site.

Figure 3.11 View from HB052 looking south to site HB024 and Lakeber Drive beyond (hidden by trees)



3.12 Site LB012; Wenning View, Low Bentham Road

This is an existing house and agricultural paddock, sitting between housing fronting onto Low Bentham Road and extending to the railway line. There are no PROW's on the site. Being located on the southern edge of Low Bentham, the site has clear views of the AONB. It was not possible to view the site from the viewpoints within the AONB because it was obscured by trees from the position the photographs were taken. This does not mean that it would not be possible to view the site from a different position along Mewith Lane, however the site is well related to the existing built-up area and it is not considered that its development would cause visual harm to the AONB.

The southern site boundary is a hedgerow, which should be retained as an important landscape feature.

Conclusion:

- The visual impact of development on the site is deemed to be negligible as it forms an extension to the existing built-up area and is not highly visible from the AONB;
- The site features a hedgerow boundary at the southern edge. This should be conserved and retained within the development of the site.

Figures 3.12(a) and (b): Looking south from Wenning View over the site to the AONB in the distance.

Figure 3.12(a)



Figure 3.12(b)



3.13 Proposed New Site: HB023, Land north of Low Bentham Road, rear of Furness Drive, High Bentham

Since the consultation on the Craven District Council Pre-Publication Draft Local Plan in June and July 2017, a site that had previously been dismissed due to surface water flooding and potential heritage impact, has been resubmitted with a revised site boundary, to overcome the problems identified in the sustainability appraisal. The revised site offers a good option for housing in High Bentham and could potentially be brought back into the Local Plan as an allocation.

The site is greenfield, extending north-wards from Low Bentham Road, behind the existing housing at Furness Drive. The site is divided by a hedgerow (an important landscape feature). Furness Drive is visible from the AONB (see figure 3.14(f)), but the site behind is obscured by a number of mature trees. Retention of these trees would mitigate against any visual impact of development on the site.

Conclusion:

- In the context of views into and out of the Forest of Bowland AONB, the change in the visual impact is thought to be minimal, and hence does not prevent the site's allocation, subject to the implementation of recommended mitigation measures (outlined below);
- Development principles for the site to include a requirement for further, detailed LVIA and/or Landscape Capacity/ Sensitivity Assessment as appropriate, to be carried out at the planning application stage. This should include measures to mitigate against and reduce the identified visual impacts through:
    - The requirement for development proposals to be carefully and sensitively designed to minimise visual impact on the character and appearance of the area.
    - Site boundary treatments should respect the landscape character and incorporate hedgerows and hedgerow trees. Existing hedgerow boundaries should be retained.

Figure 3.13 View from site looking south toward the AONB over Furness Drive.



3.14 Views from the Forest of Bowland AONB into Bentham

Photographs were taken from various points along Mewith Lane, within the boundary of the Forest of Bowland AONB, looking north towards High and Low Bentham.

Figures 3.14(a) and 3.14(b) – Views from Beckside, Mewith Lane. When driving from east to west along Mewith Lane, this was the first point from which Bentham was visible and not hidden by the curve of the landscape. Low Bentham is visible in 3.14(b).

Figure 3.14(a)

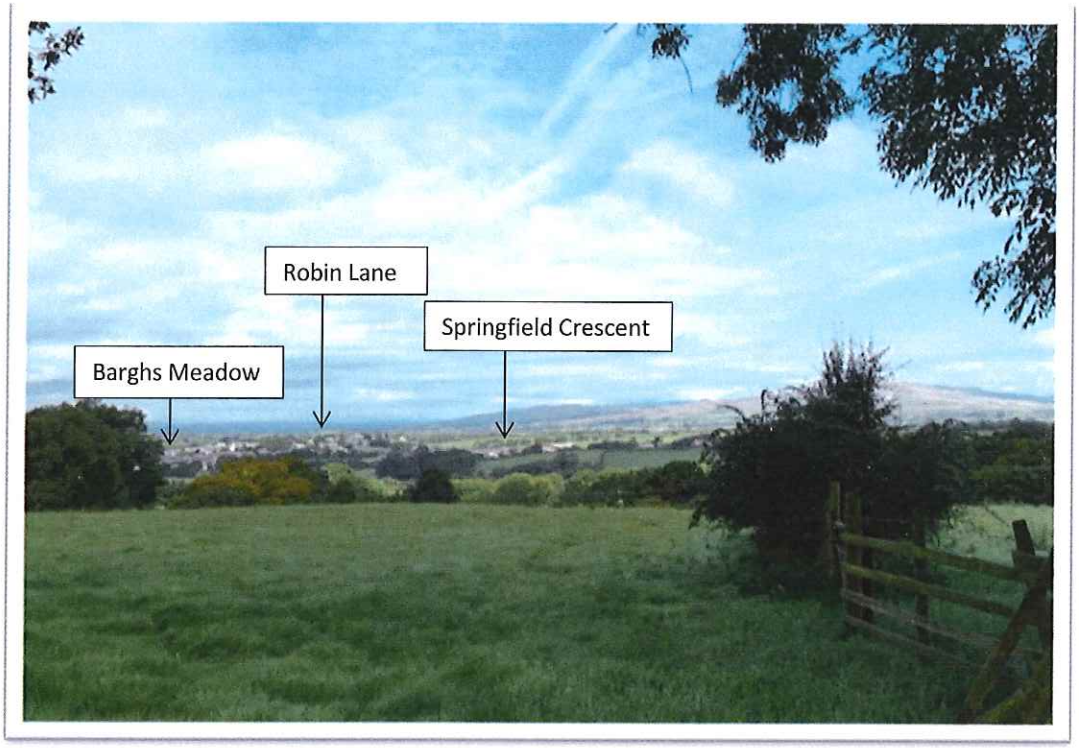


Figure 3.14(b)

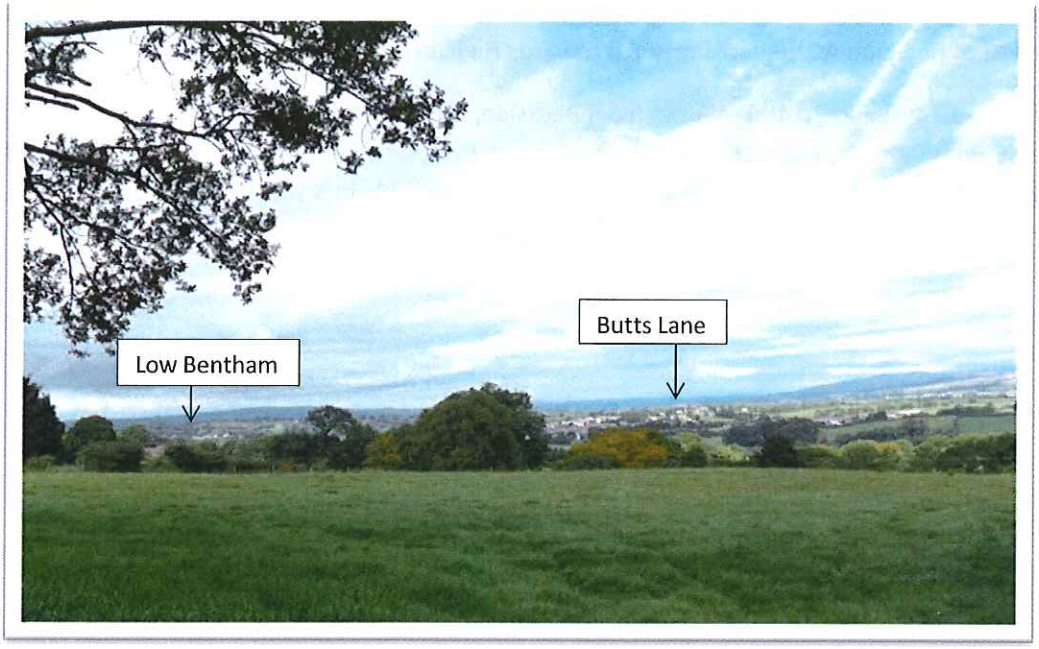
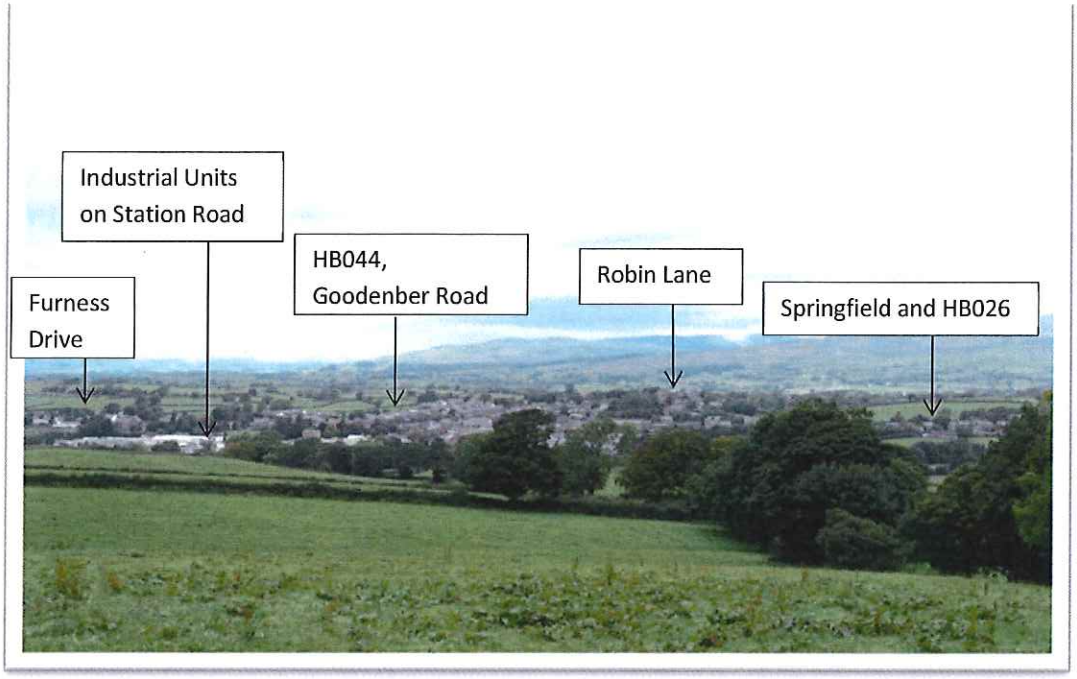


Figure 3.14(c) View from cross roads of Mewith Lane and Thickrash Brow, opposite the garage. The view of High Bentham was clearer from this point and it was possible to pick put some of the larger proposed allocations on the outskirts of the town.

Figure 3.14(c)



Figures 3.14(d) to 3.14(g) – View from track to Bowker House, Mewith Lane.

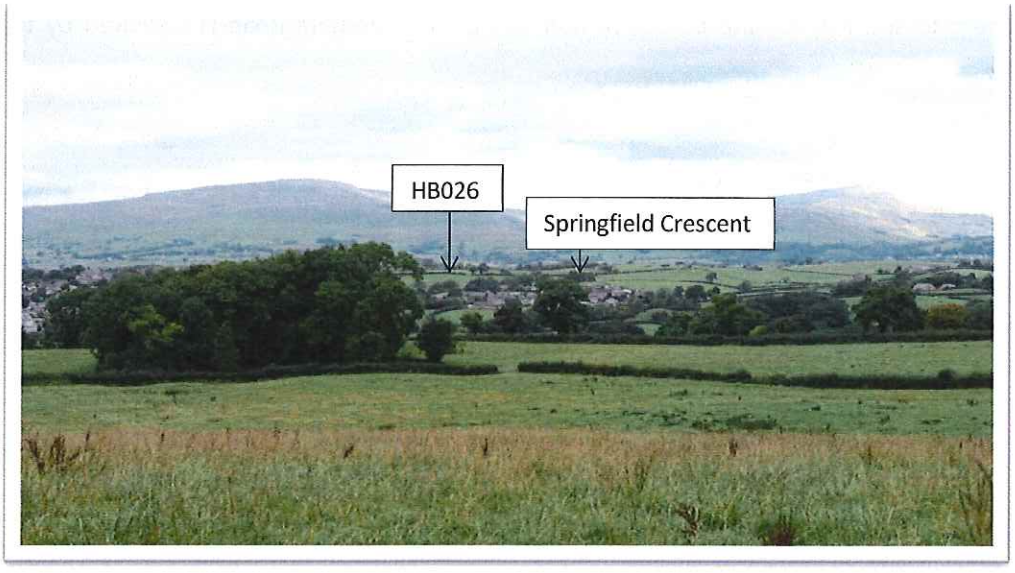
Figure 3.14(d) shows Low Bentham Road and the position of the new Primary School, adjacent to site HB038. Site LB012, further along Low Bentham Road is obscured by the trees.

Figure 3.14(d)



Figure 3.14(e) looks back across High Bentham and shows Pye Busk and Springfield Crescent at the eastern end of High Bentham. Site HB026, above Springfield Crescent, is visible from this point.

Figure 3.14(e)



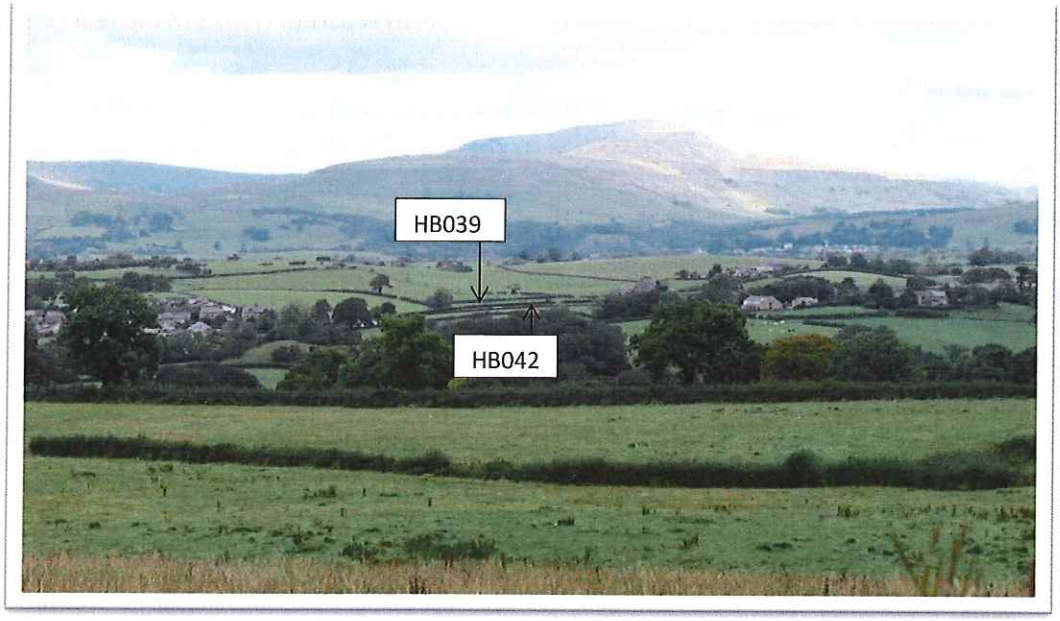
Site HB044 is visible in Figure 3.14(f), but the remaining proposed sites to the north of high Bentham (HB024, HB052, HB026 and HB036) are hidden by the existing housing, trees and the slope of the landscape. Furness Drive is also visible, as is part of HB023 to the rear.

Figure 3.14(f)



Figure 3.14(g) shows sites HB039 and HB042 extending along the eastern road approach into Bentham.

Figure 3.14(g)



3.15 Cumulative impact of proposed site allocations in High and Low Bentham on the Forest of Bowland AONB

Some of the larger proposed development sites are visible from the AONB, as illustrated in the photographs above (figures 3.2(a) to 3.2(g)); however, it is not possible to see all of the sites from any one of the viewpoints. Also, even though the majority of the sites form extensions to the existing built-up area, with the exception of sites HB039 and HB042 which are discussed above, when viewed from a distance they are well related to the existing housing which surrounds them.

Therefore the cumulative impact of developing all the proposed sites is not considered to be significant, and it is not considered to be necessary to discount any of the preferred sites from the Local Plan.

4. Gargrave & The Yorkshire Dales National Park

4.1 Strategy for Gargrave

Located astride the A65 and benefiting from rail connections with Skipton, Settle, Lancaster and beyond, Gargrave provides employment opportunities and has an active community set within a high quality built environment. A neighbourhood plan is in preparation. A proportionate level of growth is directed towards of Gargrave to underpin and bolster its role and function as a local service centre.

4.2 Existing Landscape Character

The landscape around High and Low Bentham is divided into two character types within the Landscape Appraisal for the Craven District outside the Yorkshire Dales National Park and the Forest of Bowland Area of Outstanding Natural Beauty (2002). To the south east of Gargrave, along the River Aire is 'Flat Open Floodplain'. The remainder of Gargrave (excluding the built-up centre) is 'Rolling Drumlin Field Pasture'.

The character of this area is strong, being defined by its "undulating drumlin topography of interlocking rounded hills...", and its "intricate sequence of pasture, hedgerows, small copses and woods superimposed on an undulating landform, accentuating relief of the hills" (Craven Landscape Appraisal, 2002). Site GA009 falls within this landscape type.

Important features of both the undulating lowland farmland and rolling drumlin field pasture landscape types that should be conserved include: the existing field boundary pattern including the hedgerows and dry-stone walls, and existing characteristic hill top copses. Consideration should also be given to strengthening and improving the landscape quality by reinstating lost hedgerows and replanting hedgerow trees.

4.3 Site GA009; Land off Eshton Road

This is a greenfield site in the northeast of Gargrave, very close to the border of the YDNP. It covers a number of agricultural fields between the Leeds and Liverpool Canal and Eshton Road. The built-up centre of Gargrave is to the south-west of the site. There is housing to the north of the site, along Eshton Road, the football and cricket grounds to the south on the other side of the Canal, and open countryside within the YDNP to the east, beyond Ray Bridge Lane. There are no PROW's on the site.

The majority of the field boundaries within the site are wooden fences, however, there are small sections of dry-stone wall and hedgerow, which are important landscape features.

Although the site is not visible from the YDNP north of Eshton Road, it is in a prominent location at the entrance to Gargrave when travelling from the National Park, along Eshton Road (see Figure 4.4(c) below). Development of the site must be sensitive to its location and

form and attractive and welcoming entrance to the village. Landscaping and planting of native trees along the eastern boundary of the site would help achieve this.

Conclusion:

- In the context of views into and out of the Yorkshire Dales National Park, the change in the visual impact is thought to be minimal, and hence does not prevent the site's allocation, subject to the implementation of recommended mitigation measures (outlined below);
- Development principles for the site to include a requirement for further, detailed LVIA and/or Landscape Capacity/Sensitivity Assessment as appropriate, to be carried out at the planning application stage. This should include measures to mitigate against and reduce the identified visual impacts through:
    - The use of site boundary treatments that respect the landscape character and incorporate dry-stone walls, hedgerows and hedgerow trees. Existing hedgerows and dry-stone wall boundaries should be retained;
    - The requirement for development proposals to be carefully and sensitively designed to minimise visual impact on the character and appearance of the area. The height of new buildings should be lower than the existing houses on Eshton Road. Design should include landscaping and planting of native trees along the eastern site boundary to create an attractive entrance to the Village.
- It is considered that the site has the capacity to accommodate the housing numbers proposed with minimal impact on the AONB through the implementation of specific landscape mitigation measures.

Figures 4.3(a) and 4.3(b): Views from the Canal Towpath, looking north across the site. Views of the Yorkshire Dales National Park are limited by the existing housing along Eshton Road.

Figure 4.3(a)



Figure 4.3(b)



Figures 4.3(c) and 4.3(d); View from the Canal towpath looking east. Views of the wooded hillside (Mickle Hill, Monk Hill, and Robin Hill) within the National Park are clear from this position.

Figure 4.3(c)

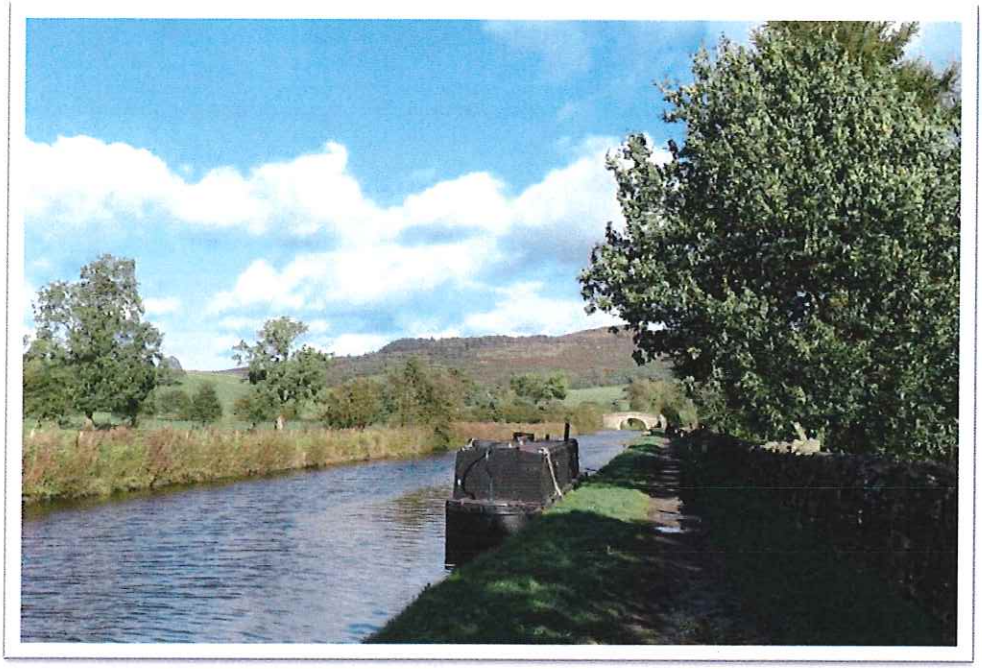
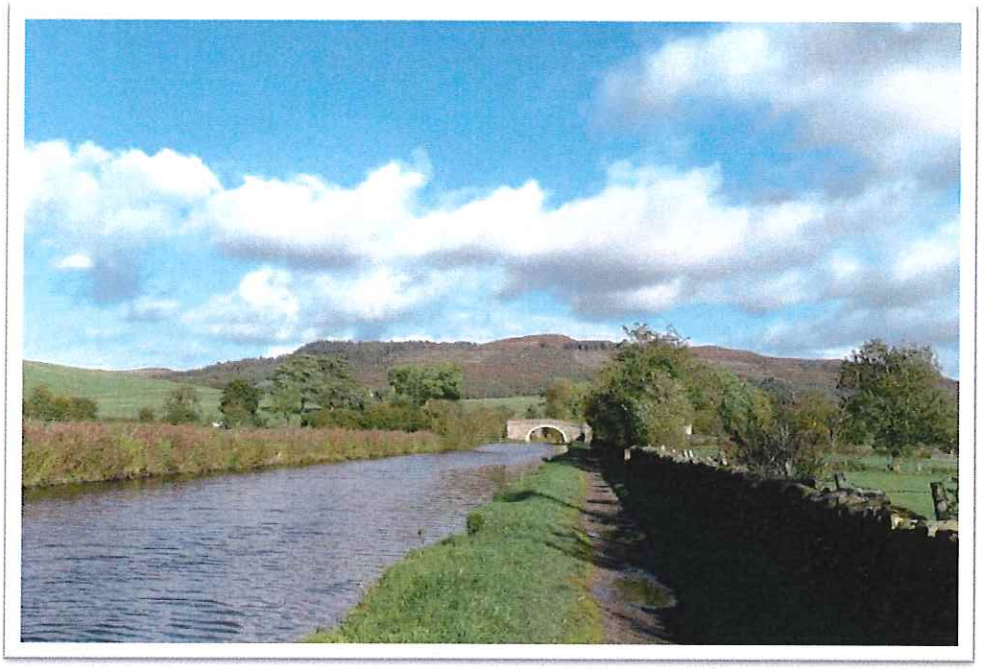


Figure 4.3(d)



4.4 Views from the Yorkshire Dales National Park into Gargrave

Photographs were taken from the PROW at Dikebers Wood, north of Eshton Road. The land is very flat here, and it is not possible to see site GA009 beyond the existing mature trees that line Eshton Road (within the YDNP). The existing housing along Eshton Road is also partially obscured by the trees.

Figure 4.4(a) View from the PROW leading to Dikebers Wood, looking south to Eshton Road.



Figure 4.4(b) View from PROW leading to Dikebers Wood looking southwest along Eshton Road and towards the centre of Gargrave.

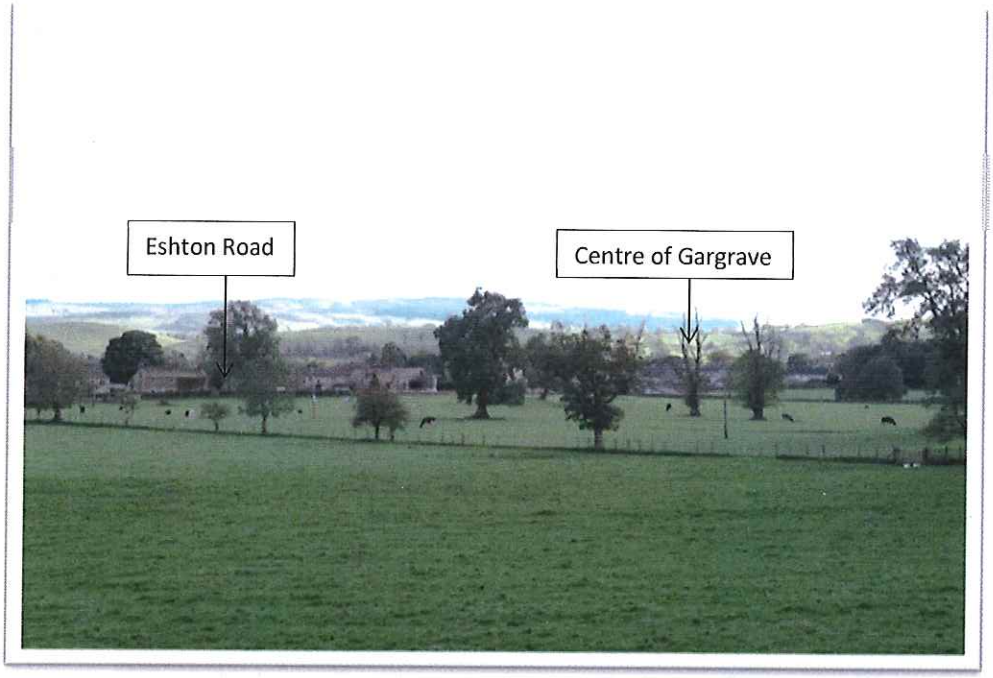


Figure 4.4(c) View from the corner of Eshton Road and Ray Bridge Lane, within the YDNP. The site is prominent on the road approach into Gargrave from this direction.



5. Ingleton & The Yorkshire Dales National Park

5.1 Strategy for Ingleton

Located to the north of Low and High Bentham and adjacent to the A65, Ingleton is a tourist and employment centre. A proportionate level of growth is directed towards Ingleton to bolster its role and function as a local service centre, and provision for the sites below to achieve this.

5.2 Existing Landscape Character

The landscape around Ingleton is divided into two different character types within the Landscape Appraisal for the Craven District outside the Yorkshire Dales National Park and the Forest of Bowland Area of Outstanding Natural Beauty (2002). The area to the south-west of Ingleton, around the River Greta is 'Small Scale Drumlin Valley'. There are no sites falling within the area.

The remainder of Ingleton (excluding the built-up centre) is 'Rolling Drumlin Field Pasture'. The character of this area is strong, being defined by its "undulating drumlin topography of interlocking rounded hills...", and its "intricate sequence of pasture, hedgerows, small copses and woods superimposed on an undulating landform, accentuating relief of the hills" (Craven Landscape Appraisal, 2002). Sites IN022, IN028, IN029 and IN035 all fall within this landscape type.

Important features of both the undulating lowland farmland and rolling drumlin field pasture landscape types that should be conserved include: the existing field boundary pattern including the hedgerows and dry-stone walls, and existing characteristic hill top copses. Consideration should also be given to strengthening and improving the landscape quality by reinstating lost hedgerows and replanting hedgerow trees.

Sites IN006, IN010 and IN049 are within the built-up area of Ingleton, which was excluded from the landscape appraisal.

5.3 Site IN006; CDC car park, Backgate

This is a previously developed site within the centre of Ingleton. The site is slightly elevated from Backgate, which runs along the eastern site boundary, and the sports grounds immediately to the west. Being surrounded by existing development, the site has limited long-distance views into the National Park (see Figures 5.3(a) and 5.3(b)). The site is not visible from the viewpoints chosen within the National Park.

Conclusion:

- The visual impact of development on the site is deemed to be negligible.

Figure 5.3(a) View from the site looking north-east towards the National Park.

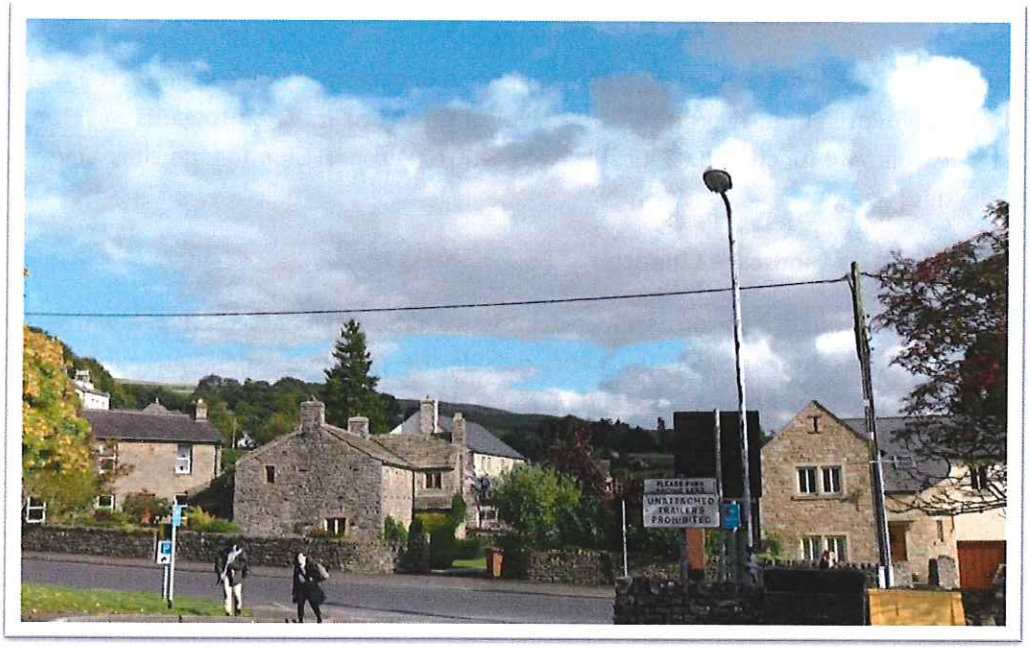
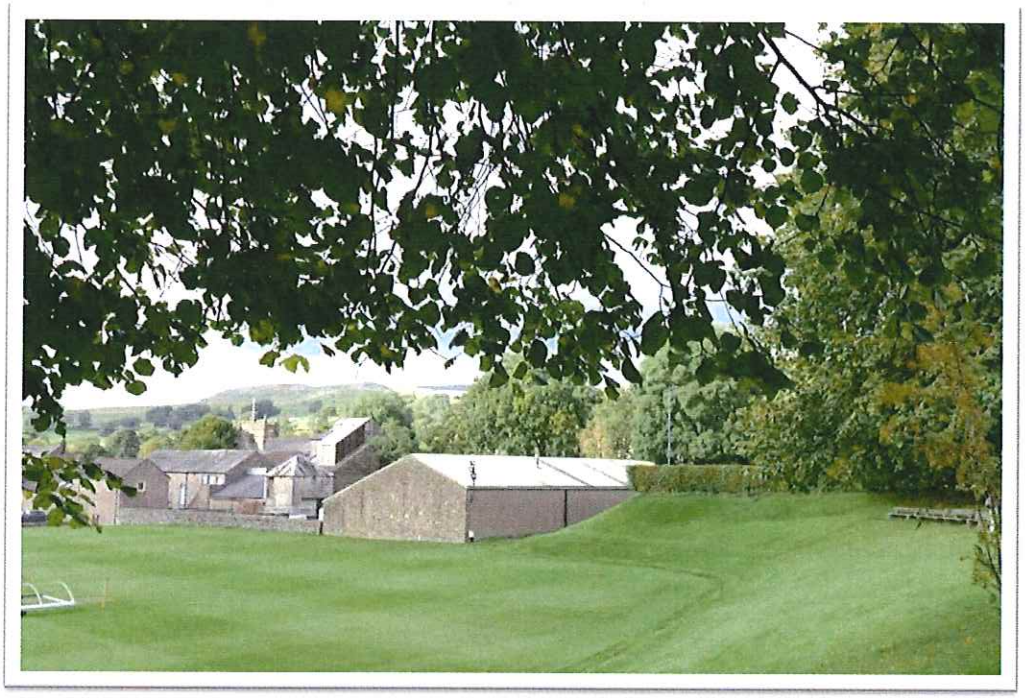


Figure 5.3(b) View from the site looking north-west, showing long-distance views of the National Park beyond the Church.



5.4 Site IN010; Caravan Park, north of River

This is a previously developed site, currently occupied by a static caravan park. Ingleton Viaduct is immediately adjacent to the south of the site and dominates the appearance of the site. The YDNP boundary follows the road to the west of the site. There are buildings to the north and the River Doe forms the eastern site boundary, with Ingleton village centre beyond. Mature trees along the northern and eastern boundary enclose the site. The site is not visible from the viewpoints within the National Park, but does border the National Park at the road approach from Thornton in Lonsdale to the west. There is potential to improve the appearance of the site through its redevelopment.

Conclusion:

- The visual impact of development on the site is deemed to be negligible.

Figure 5.4(a) View of static caravans on site IN010. Ingleton Viaduct forms the southern site boundary. Mature trees restrict views out of the site.



5.5 Site IN028; Between Ingleborough Park Drive and Low Demesne

This is a greenfield site on the north-eastern edge of Ingleton, close to the boundary of the YDNP. The site is at a lower level to the existing housing at Ingleborough Park Drive and

Clapham Old Road, which block views of the YDNP to the north of the site. There is a band of mature trees along the YDNP boundary, behind the houses, which also prevent the YDNP being seen to the north. There are no PROWs on the site. The existing houses shield the site from view from Clapham Old Road, which forms the approach into Ingleton from the east.

The existing site boundaries are dry-stone walls, which are identified as an important landscape feature and should be preserved.

Conclusion:

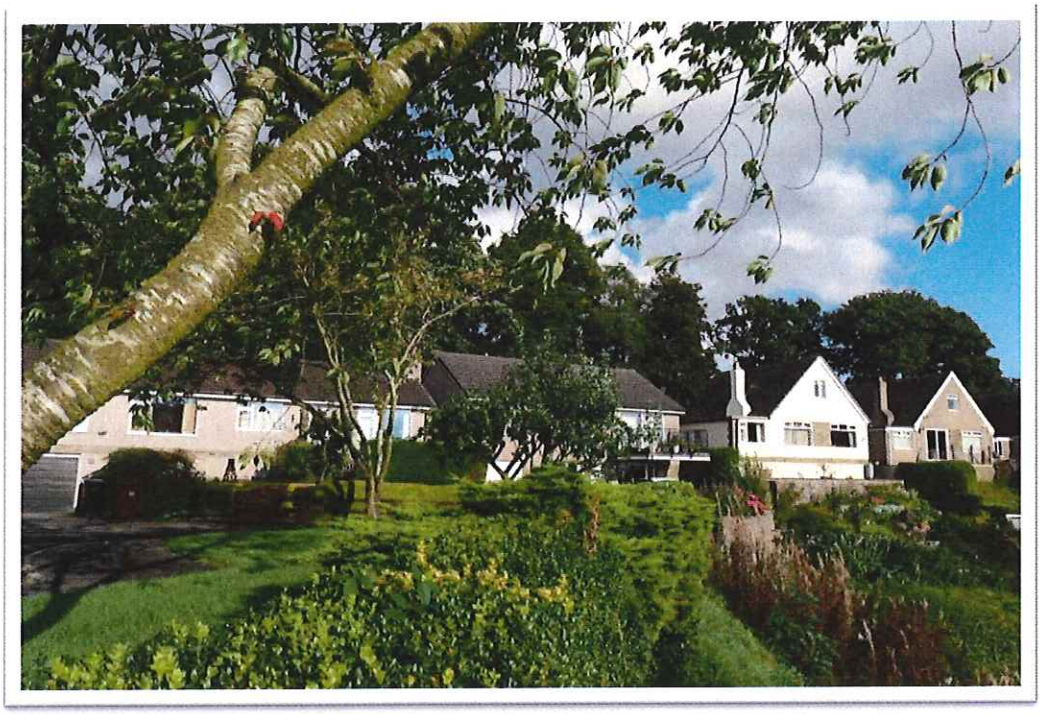
- The visual impact of development on the site is deemed to be negligible as it forms an extension to the existing built-up area and is not highly visible from the AONB;
- The site contains features identified as being important to the landscape character of the area, including dry-stone wall boundaries. These should be conserved and retained within the development of the site.

Figures 5.5(a) and 5.5(b): View looking north from the site onto existing housing at Ingleborough Park Drive and Clapham Old Road and the mature trees beyond.

Figure 5.5(a)



Figure 5.5(b)



5.6 Site IN029; East of New Village and south of Low Demesne

This is a greenfield site on the eastern edge of Ingleton, adjacent to existing developments at New Village (to the west, and at a lower level to IN029) and Low Demesne (to the north). A Public Right of Way runs along the eastern boundary of the site. The site is currently in agricultural use for grazing. There are no existing physical boundaries within the site.

Figures 5.6(a) and 5.6(b) (taken from the PROW) show the National Park being clearly visible to the north east of the site. Although the site was not visible from the viewpoints within the YDNP to the north of Ingleton, it would be visible from Clapham Old Road, which is to the east of the site and follows the boundary of the YDNP. However, the site is well related to the built form on Ingleton and the existing housing at Low Demesne and New Village.

Conclusion:

- In the context of views into and out of the Yorkshire Dales National Park, the change in the visual impact is thought to be minimal, and hence does not prevent the site's allocation, subject to the implementation of recommended mitigation measures (outlined below).
- Development principles for the site to include a requirement for further, detailed LVIA and/or Landscape Capacity/ Sensitivity Assessment as appropriate, to be

carried out at the planning application stage. This should include measures to mitigate against and reduce the identified visual impacts through:

- The requirement for development proposals to be carefully and sensitively designed to minimise visual impact on the character and appearance of the area.
- The use of site boundary treatments that respect the landscape character and incorporate dry-stone walls, hedgerows and hedgerow trees.

- It is considered that the site has the capacity to accommodate the housing numbers proposed with minimal impact on the AONB through the implementation of specific landscape mitigation measures.

Figure 5.6(a) looking east from IN029 over the adjacent agricultural land and into the YDNP beyond.

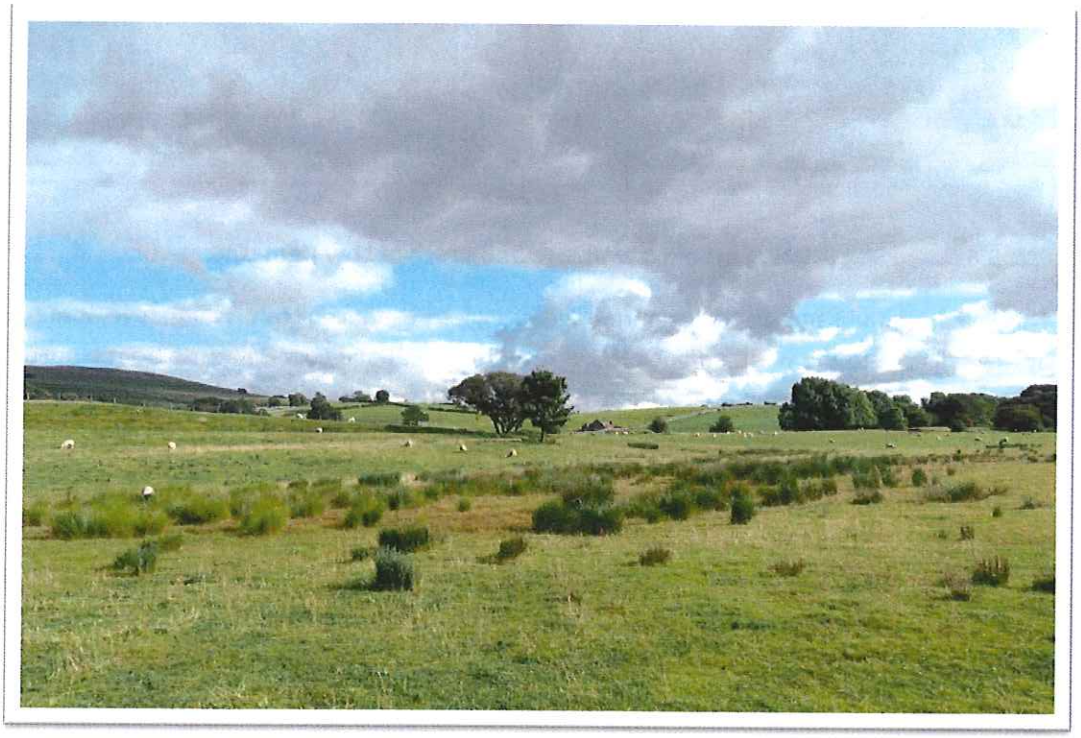


Figure 5.6(b) View to the north. Housing along Ingleborough Park Drive is visible in the middle distance with the YDNP beyond.



5.7 Site IN049; Former playing fields, Ingleton Middle School

These are informal playing fields to the south of Ingleton Middle School. The site is within the built-up centre of Ingleton, with the former middle school buildings to the north, Croft Close to the southeast and Laundry Lane to the southwest. The YDNP is only visible as glimpses through the mature trees and existing buildings surrounding the site. There are no PROWs on site, and although there are some attractive mature trees on the site, there is no original landscape features characteristic of the rural greenfield sites on the edge of Ingleton.

Conclusion:

- The visual impact of development on the site is deemed to be negligible.

Figures 5.7(a) and 5.7(b) looking north from IN049. The YDNP can just be seen in the distance through the trees on the northern site boundary.

Figure 5.7(a)



Figure 5.7(b)



5.8 Sites IN022 & IN035; Land adjacent to southern edge of industrial estate, off New Road and west of Tatterthorn Lane

Sites form an extension to the busy industrial estate to the south of New Road, Ingleton. Large industrial sheds occupy the site and restrict views of the YDNP, which can be seen in the long distance from various points within the Industrial Estate. There is no PROW on the site.

Conclusion:

- The visual impact of development on the site is deemed to be negligible.

Figure 5.8(a) looking north from the main access road onto Ingleton Industrial Estate. A fraction of the YDNP can be seen in the distance (centre of photo).



5.9 Views from the Yorkshire Dales National Park into Ingleton

Figure 5.9(a) View into Ingleton from Oddie's Lane, within the Yorkshire Dales National Park. Beyond this point, the road curves away from the Village and Ingleton is no longer visible. None of the preferred allocation sites are visible from this view point.

Figure 5.9(a)

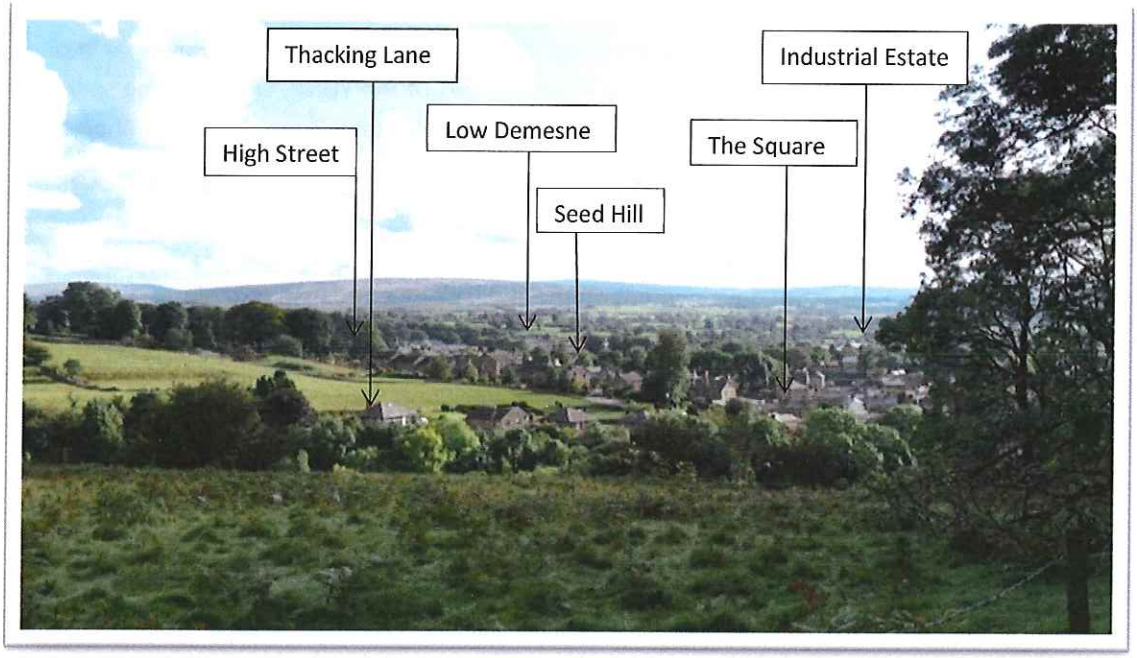


Figure 5.9(b) View into Ingleton from Storrs Common, adjacent to the B6255 within the National Park. From this position the Church and Viaduct are visible, but the majority of Ingleton is hidden from view.



Figure 5.9(c) View over Ingleton from Rock Cottage, Storrs Common, adjacent to the B6255 and within the National Park. From this view point the church tower is just visible through the trees but the majority of Ingleton is hidden by the landscape.



5.10 Cumulative impact of proposed site allocations in Ingleton on the Yorkshire Dales National Park.

It is not possible to see any of the development sites from the chosen viewpoints within the YDNP to the north of Ingleton. Whilst it may be possible to see individual sites from other points within the National Park, for example from the approach into Ingleton along Clapham Old Road, it is not considered that the cumulative impact of all the proposed development sites within Ingleton will be significant to prevent allocations.

6. Settle & The Yorkshire Dales National Park

6.1 Strategy for Settle

Settle is a secondary location for growth in the plan area, providing serviced employment land and housing growth to reflect the role of Settle as a rail connected key service centre for the mid sub area of the district. Development will provide housing to meet local needs whilst employment development will ensure that a medium to long term supply of serviced employment land is delivered to provide opportunities for entrepreneurs and businesses to expand and locate in the mid sub area. Provision is made for the sites below to meet these aims.

One of the proposed development sites (LA004) falls within the parish of Langcliffe, which adjoins Settle parish. However, because the site is connected to the built form of Settle at the northern edge, it has been considered as part of Settle for the purposes of the Local Plan.

6.2 Existing Landscape Character

The landscape around Settle is divided into three character types within the Landscape Appraisal for the Craven District outside the Yorkshire Dales National Park and the Forest of Bowland Area of Outstanding Natural Beauty (2002), all within the broader 'Valley Pasture' classification.

The area to the north of Settle is 'settled valley'. Sites SG079 and LA004 fall within this area. The character of this area comprises a "variable pattern of moderate to weak character extending through the mosaic of land uses that characterise the settled valley landscape adjacent to Settle and Giggleswick. The area includes the transport corridor between Settle and the Yorkshire Dales National Park." (Landscape Appraisal, 2002).

The settled valley landscape should be managed through the reinforcement of the existing field boundary pattern through dry-stone wall conservation; the conservation of areas of woodland, and; the conservation of existing mill buildings.

The area to the south of Settle is split by the B6480: the land to the east of the road is 'flat open floodplain' and the areas to the west of the road are 'flat open floodplain with stone walls'.

The character of the flat open floodplain is considered to be weak to moderate, with strong topography defining the limits of the floodplain, but with little structure or definition, little vegetation and lost field boundaries. Recommendations for improving/restoring this landscape type include measures such as:

- Conserving the open, undeveloped nature of the floodplain landscape;

- Restoring lost field boundaries to strengthen the landscape structure and reinstating lost field boundary hedgerows, including replanting hedgerow trees;
- Reinstating lost dry-stone walls;

Sites SG025, SG027, SG068 and SG064 are within the flat open floodplain.

The character of the flat open floodplain with stone walls is considered to be strong, with strong topography defining the limits of the floodplain and a strong network of dry-stone walls creating a well-defined field pattern. The main recommendations for the management of this landscape type are to conserve the open, undeveloped nature of the floodplain landscape and the network of dry-stone walls. Site SG021, SG066, SG080 falls within this area.

Sites SG032 and SG042 are within the built-up area of Settle, which was excluded from the appraisal.

6.3 Site SG021, SG066, SG080; Land to the north-west and south-west of Penny Green, Settle

This site occupies a hill-side location to the west of the existing housing at Penny Green and extending south to join the B6480 road into Settle. There are no PROWs on the site, however one does run across the proposed access point where the site meets the B6480. The site slopes down to the north and west, but the top of the site extends to the brow of the hill and is visible from numerous view points within the YDNP (see Figures 6.12(c), 6.12(d) and 6.12(e)).

The view of the site from the YDNP is of an attractive hill side with a definite dry-stone wall field boundary and an area of woodland to the rear. Although the existing houses at Penny Green already extend up the visible north-eastern slope of the site, further development up to the dry-stone wall boundary would be detrimental to the appearance of the hill top when viewed from the National Park. It would also degrade the appearance of the dry-stone wall, which currently forms an obvious field boundary and has been identified as a feature to be conserved within the landscape.

The proposed site layout includes a strip of green infrastructure to provide a visual buffer along the eastern site boundary, to help screen development on the site from the YDNP. However, a green infrastructure corridor could include landscaping and tree planting. In the case of this site it may be more appropriate to push the site boundary back and leave the green infrastructure buffer and the area immediately to the west of the dry-stone wall boundary outside of the development site. This would ensure that the open character of the hill top is preserved and new development would not interfere with the existing field line, making the site appear less obtrusive when viewed from the YDNP.

Conclusion:

- The existing site boundary and green infrastructure buffer at the north-eastern end of the site should be reviewed to pull development back away from the existing dry-stone wall boundary and beyond the brow of the hill.
- Subject to the above amendment, the remainder of the site is thought to have a minimal visual impact on the views into and out of the Yorkshire Dales National Park, hence do not prevent the site's allocation, subject to the implementation of recommended mitigation measures (outlined below).
- Development principles for the site to include a requirement for further, detailed LVIA and/or Landscape Capacity/ Sensitivity Assessment as appropriate, to be carried out at the planning application stage. This should include measures to mitigate against and reduce the identified negative visual impacts through:
    - The use of site boundary treatments that respect the landscape character and incorporate dry-stone walls. Existing dry-stone wall boundaries should be retained.
    - The requirement for development proposals to be carefully and sensitively designed to minimise visual impact on the character and appearance of the area.
- It is considered that the site has the capacity to accommodate the housing numbers proposed with minimal impact on the AONB through the implementation of specific landscape mitigation measures.

Figures 6.3(a) and 6.3(b) Views from the north end of SG021, SG066 and SG080, looking north-east (Figure 6.3(a)) and east (Figure 6.3(b)) towards the YDNP. The site has long-distance views of the National Park.

Figure 6.3(a)

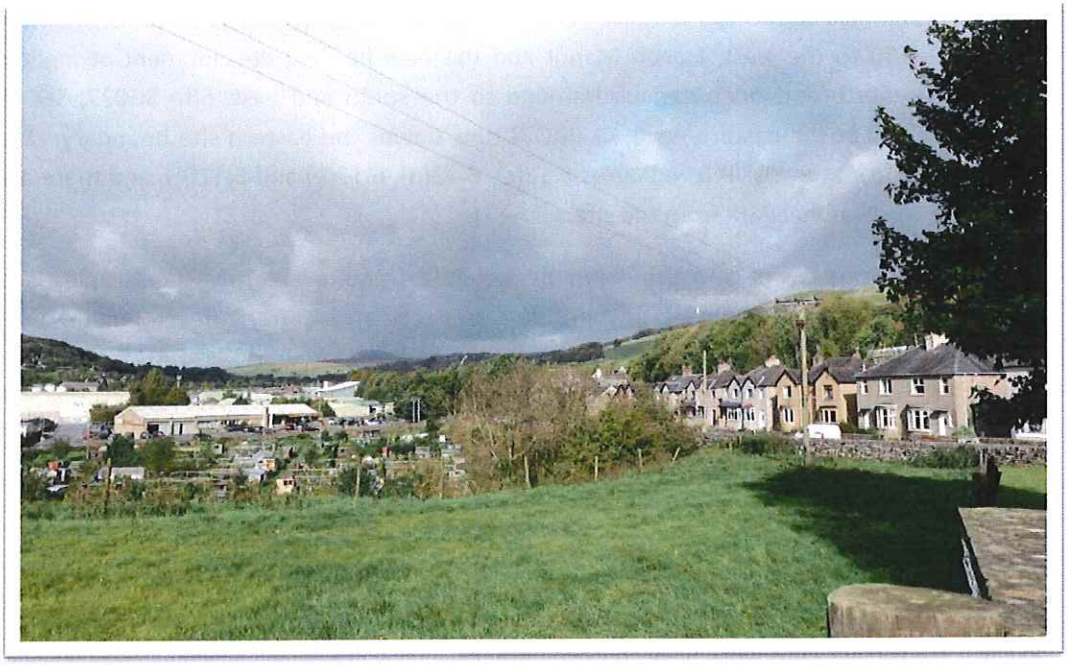


Figure 6.3(b)



6.4 Site SG025; Land to the south of Ingfield Lane, Settle

This is a green field site to the south of Settle. It is bordered by the Settle to Carlisle Railway and the B6480 to the west, Falcon Manor and the new housing development at Ingfield Lane to the north and open agricultural land to the south and east. Site SG027, SG068 adjoins the site at the eastern edge. A PROW runs downs the eastern site boundary. The site is visible from the YDNP (see figures 6.12(c), 6.12(d), 6.12(e) and 6.12(j)), and there are views into the National Park from the site.

The proposed site layout and development principles require extensive landscaping and mitigation measures to prevent any negative impacts arising from development, with swathes of green infrastructure down the western site boundary and in front of the Falcon Manor, to keep the outlook from the Manor open. The green infrastructure corridors will connect to a wider expanse of green infrastructure across the south of the site which will incorporate the approved 'water meadows' surface water management scheme to the south and east of the site.

Together these features will help soften the appearance of development from the National Park; however, because of the size and prominent location of the site it would be beneficial to carry out further LVIA work prior to development.

Conclusion:

- In the context of views into and out of the Yorkshire Dales National Park, the change in the visual impact is thought to be minimal, and hence does not prevent the site's allocation, subject to the implementation of recommended mitigation measures (outlined below).
- Development principles for the site to include a requirement for further, detailed LVIA and/or Landscape Capacity/ Sensitivity Assessment as appropriate, to be carried out at the planning application stage. This should include measures to mitigate against and reduce the identified negative visual impacts through:
    - The creation of green infrastructure corridors through the centre of the site and down the western edge, linking to further green infrastructure across the southern boundary, which should incorporate the approved 'water meadows' surface water management scheme.
    - The use of site boundary treatments that respect the landscape character and incorporate dry-stone walls. Existing dry-stone wall boundaries should be retained.
    - The requirement for development proposals to be carefully and sensitively designed to minimise visual impact on the character and appearance of the area.

- It is considered that the site has the capacity to accommodate the housing numbers proposed with minimal impact on the AONB through the implementation of specific landscape mitigation measures.

Figure 6.4 View south from Infield Lane over site SG025 to the National Park beyond. The landscape is relatively flat to the south of Settle, and Anley Crag Plantation (on the YDNP border) can be seen in the distance.



6.5 Site SG027, SG068; Land to the south of Brockhole View and west of Brockhole Lane, Settle

A greenfield site to the south of Settle, adjoining the larger site SG025 on the western boundary. To the north is the existing ongoing development at Brockhole View and there is open agricultural land to the south. The site extends to the National Park boundary at its eastern edge. Sheepfold Allotment Gardens adjoin the site to the east, within the YDNP. A PROW runs down the western boundary, between this site and SG025. There are some existing dry-stone wall boundaries within the site.

The site is visible from the National Park (see figures 6.12(d), (e), (f) and (j)) and because it borders the National Park it has views into the Park to the south and east. The development principles and proposed layout for the site include green infrastructure, which limits the extent of the site to the south, and connects to the approved 'water meadows' surface water management scheme as part of SG025. Although the site is within a prominent location, it is well related to the new developments on Ingfield Land and Brockhole View

and, as an individual site, is not considered to have a detrimental effect on the visual landscape value.

Conclusion:

- In the context of views into and out of the Yorkshire Dales National Park, the change in the visual impact is thought to be minimal, and hence does not prevent the site's allocation, subject to the implementation of recommended mitigation measures (outlined below).
- Development principles for the site to include a requirement for further, detailed LVIA and/or Landscape Capacity/ Sensitivity Assessment as appropriate, to be carried out at the planning application stage. This should include measures to mitigate against and reduce the identified negative visual impacts through:
    - The incorporation of green infrastructure along the southern site boundary to create a visual buffer.
    - The use of site boundary treatments that respect the landscape character and incorporate dry-stone walls. Existing dry-stone wall boundaries should be retained.
    - The requirement for development proposals to be carefully and sensitively designed to minimise visual impact on the character and appearance of the area.
- It is considered that the site has the capacity to accommodate the housing numbers proposed with minimal impact on the AONB through the implementation of specific landscape mitigation measures.

Figure 6.5 View of the YDNP to the south-east of SG027, SG068.



6.6 Site SG032; Car Park, off Lower Greenfoot and Commercial Street, Settle

A previously developed site in the centre of Settle town, currently in use as a car park. Settle Rugby Ground falls to the east of the site and there is an area of public open space to the east, with public footpaths running through it, leading up the hill to Upper Settle. The site is in an area of mixed town centre uses. It could not be seen from any of the viewpoints within the National Park, and has limited views onto the National Park between the surrounding buildings.

Conclusion:

- The visual impact of development on the site is deemed to be negligible.

Figure 6.6 View south from SG032. The YDNP can be seen in the distance beyond the houses on Commercial Street.



6.7 Site SG042; NYCC Depot, Kirkgate, Settle

A triangular, town-centre site to the rear of Victoria Hall. The railway forms the western site boundary, and there is a mixture of commercial and residential properties to the east. A PROW runs down the eastern site boundary. The site has a central location within Settle. It could not be seen from the viewpoints within the National Park, and the National Park was

only visible in the long-distance from the site, to the north, beyond the Church (see figure 6.7 below).

Conclusion:

- The visual impact of development on the site is deemed to be negligible.

Figure 6.7 View north from SG042.



6.8 Site SG079; Land to the north of Town Head Way, Settle

A green field site in the north of Settle, above Townhead Way and Townhead Avenue, which form the southern site boundary. The Settle to Carlisle Railway runs along the western boundary. The site extends to Highway at its eastern edge, which forms the National Park boundary. Barrel Sykes Farm is to the north. There are no PROWs on the site. There are dry-stone wall field boundaries within and around the site.

The site is visible from the National Park above Langcliffe (see figure 6.12(b)), but it relates well to the existing housing at Townhead and beyond the railway line. The Settle to Carlisle Railway is elevated above the site. The site slopes upwards, from the railway line to the

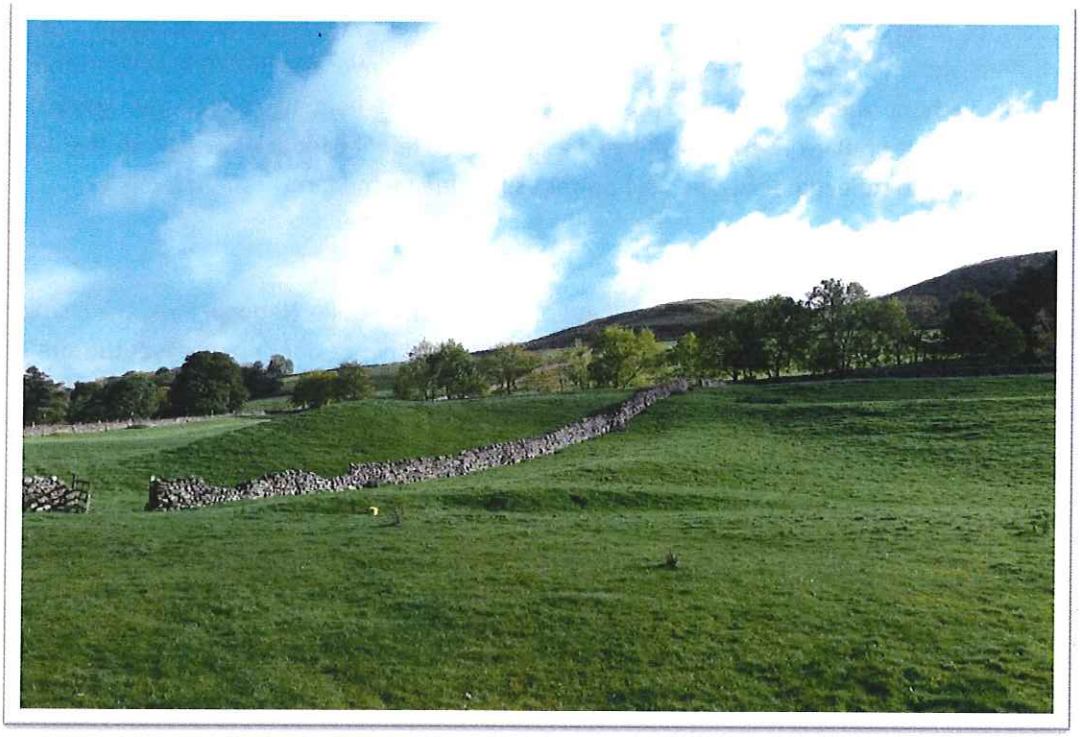
National Park in the east. Areas of green infrastructure have been included in the site layout along the eastern and northern edges of the site to provide buffers to the National Park boundary to the east and the grade II listed Barrel Sykes Farm to the north. These buffers should allow passengers travelling by train to look over site SG079 into the National Park, without the housing interrupting their view, and help to reduce the impact of development on Barrel Sykes Farm by creating an additional paddock-like field to the north of the site, to reflect the existing field pattern surrounding the farm.

Conclusion:

- In the context of views into and out of the Yorkshire Dales National Park, the change in the visual impact is thought to be minimal, and hence does not prevent the site's allocation, subject to the implementation of recommended mitigation measures (outlined below).
- Development principles for the site to include a requirement for further, detailed LVIA and/or Landscape Capacity/ Sensitivity Assessment as appropriate, to be carried out at the planning application stage. This should include measures to mitigate against and reduce the identified negative visual impacts through:
    - The use of site boundary treatments that respect the landscape character and incorporate dry-stone walls. Existing dry-stone wall boundaries should be retained.
    - Buffering and landscaping within the site to reflect the existing small paddock field pattern.
    - The requirement for development proposals to be carefully and sensitively designed to minimise visual impact on the character and appearance of the area.
- It is considered that the site has the capacity to accommodate the housing numbers proposed with minimal impact on the AONB through the implementation of specific landscape mitigation measures.

Figure 6.8 View looking across SG079 to the National Park in the east. It is proposed to leave the upper end of the slope, immediately adjacent to the National Park as green infrastructure, along with a strip of green infrastructure enclosed by existing and newly formed dry stone walls to the north of the site, adjacent to Barrel Sykes Farm.

Figure 6.8



6.9 Site SG060; Northern part of Sowarth Industrial Estate

This site is currently in employment use and occupies a range of businesses including a garden centre and funeral home. To the south of the site is the remainder of Sowarth Field Industrial Estate, and there are residential properties to the north and west. Booths Supermarket is to the east. Photographs were not taken from the site as it is not considered that the impact of development on this site would be any different to the buildings already present.

Conclusion

- The visual impact of development on the site is deemed to be negligible.

6.10 Site SG064; Land south of Runley Bridge Farm and west of B6480

This is a large site at the entrance to Settle, adjacent to the roundabout where the A65 joins the B6480. The site is currently in agricultural use. The site is bordered by the track to Runley Mill to the north, the B6480 to the east, the A65 to the south and agricultural land to the west. There are no PROWs on the site. The site is close to the YDNP boundary, which

follows the railway line, then runs eastwards along Lodge Road. There are dry-stone wall field boundaries within and around the site boundary.

Although the site is in a prominent location at the entrance to Settle, it was not highly visible from the viewpoints within the National Park as it was hidden by Anley Crag Plantation, a thick band of trees which occupy the hill side to the east of the site between the B6480 and the railway line. This hill is large enough to obscure the site from the viewpoints chosen within National Park. However, whilst the site isn't visible in its current undeveloped state, any buildings on the site would obviously be at a higher level and may well be visible above the hill top.

The site does have long-distance views into the National Park, and due its large size, it is likely that it will be visible from the National Park in places other than the viewponts used in this assessment. For this reason, it is recommended that further LVIA work is undertaken for the site prior to development.

Conclusion:

- In the context of views into and out of the Yorkshire Dales National Park, the change in the visual impact is thought to be minimal, and hence does not prevent the site's allocation, subject to the implementation of recommended mitigation measures (outlined below).
- Development principles for the site to include a requirement for further, detailed LVIA and/or Landscape Capacity/ Sensitivity Assessment as appropriate, to be carried out at the planning application stage. This should include measures to mitigate against and reduce the identified negative visual impacts through:
    - The use of site boundary treatments that respect the landscape character and incorporate dry-stone walls. Existing dry-stone wall boundaries should be retained.
    - Landscaping and planting of native trees at the southern end of the site to shield the site from the road and railway and to create an attractive entrance to Settle.
    - A restriction on building heights to two-storeys to reduce the visibility of development from the National Park, above the rise of Anley Crag Plantation. Consideration should be given to the use of 'green roofs' to minimise the impact of development.
    - The requirement for development proposals to be carefully and sensitively designed to minimise visual impact on the character and appearance of the area.
- It is considered that the site has the capacity to accommodate the housing numbers proposed with minimal impact on the AONB through the implementation of specific landscape mitigation measures.

Figure 6.10(a) View from the track at the north end of the site, looking south over the length of the site and showing Anley Crag Plantation.



Figure 6.10(b) View from the eastern boundary of the site looking east to the YDNP in the long-distance.



6.11 Site LN004; Land to the north of Barrel Sykes, Settle.

A green field site to the north of Settle, bordered by Barrel Sykes housing development to the south, Langcliffe Road to the west, agricultural land to the north and the Settle to Carlisle railway line to the east. There are no PROWs on the site. The existing field boundaries are dry-stone walls.

The northern site boundary does not extend beyond the point of Watershed Mill, on the other side of Langcliffe Road, so development will not obscure views of the Mill chimney from the YDNP.

The site is visible from the YDNP, from the footpath above Langcliffe (see figure 6.12(a)), but the site was partially obscured by trees, and because it would form a relatively small extension to the housing at Barrel Sykes and Northfields Crescent, it is not considered that there would be a significant negative visual impact arising from development. The National Park is visible from the site, beyond the railway line, which is elevated above the site.

Conclusion:

- The visual impact of development on the site is deemed to be negligible as it forms an extension to the existing built-up area and is not highly visible from the AONB.
- The site contains features identified as being important to the landscape character of the area, including dry-stone wall boundaries. These should be conserved and retained within the development of the site.

Figure 6.11(a) View from Langcliffe Road looking across LA004 to the east. Barrel Sykes Farm can be seen above the rise of the railway tracks, with the National Park beyond.



Figure 6.11(b) View north from the site entrance at Barrel Sykes, showing the slope of the site up to the railway tracks on the right-hand side of the photo.



6.12 Views from the Yorkshire Dales National Park into Settle

Photographs were taken from various points within the YDNP, along PROW's and roads looking over Settle.

Figures 6.12(a) to 6.12(d): Views from various points along the PROW which starts at Langcliffe Church and leads south to join Banks Lane, Settle. The PROW falls to the east of Settle and is within the YDNP.

Figure 6.12(a) View over north Settle/ Langcliffe showing site LA004 and Watershed Mill.

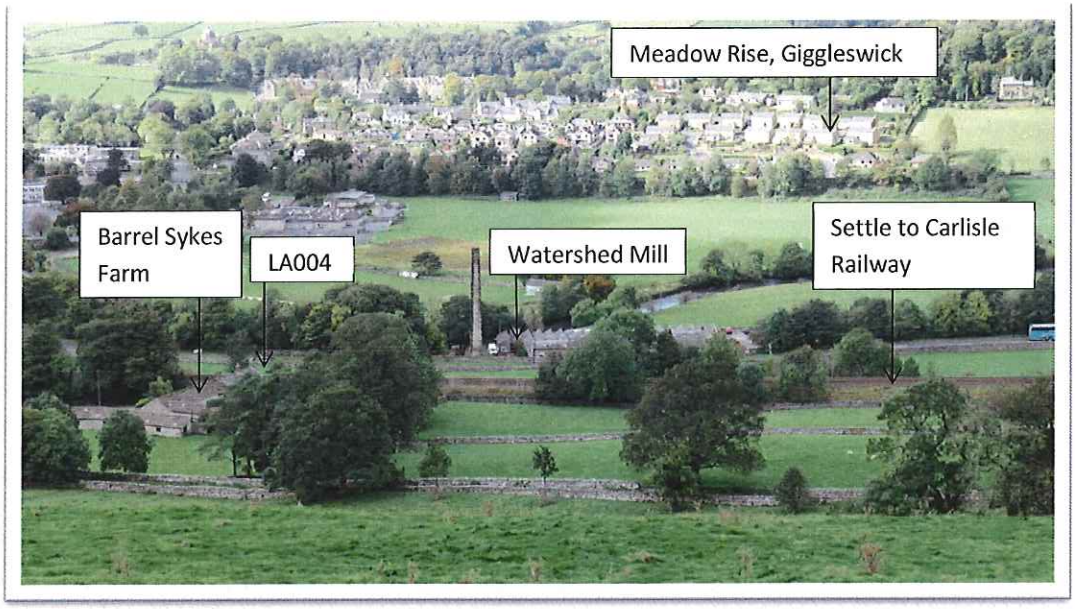


Figure 6.12(b) looking south-west over Settle. Site SG079 is visible in front of the railway line.



Figure 6.12(c) looking over south Settle. The top of site SG021, SG066, SG080 is visible behind Penny Green. Site SG025 is also visible from this view point.

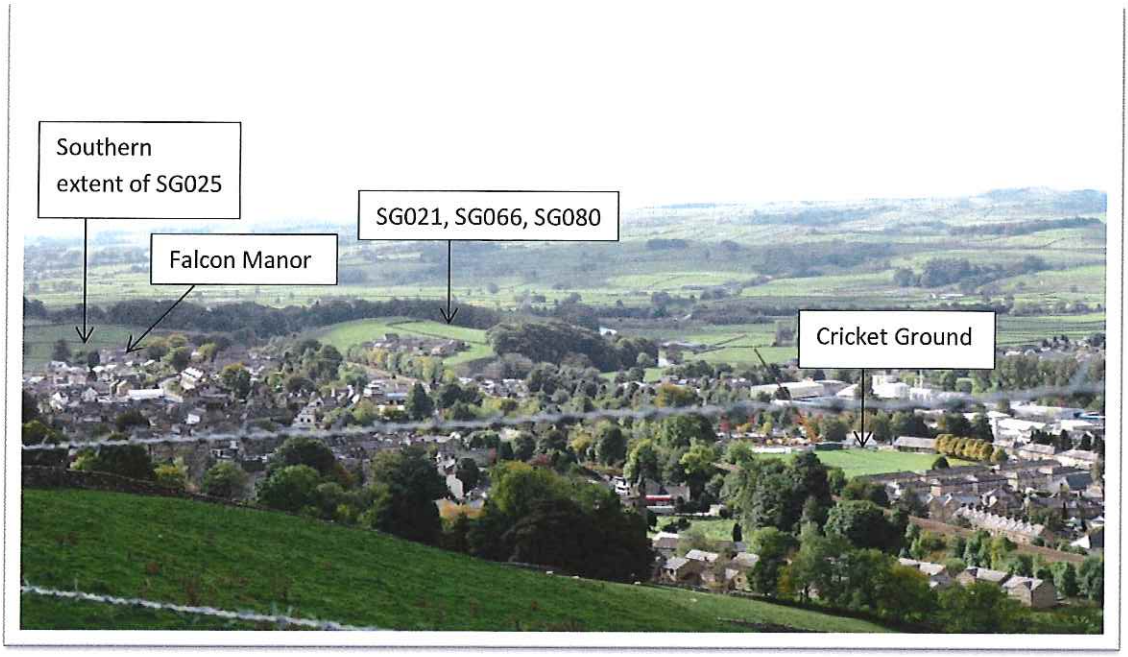
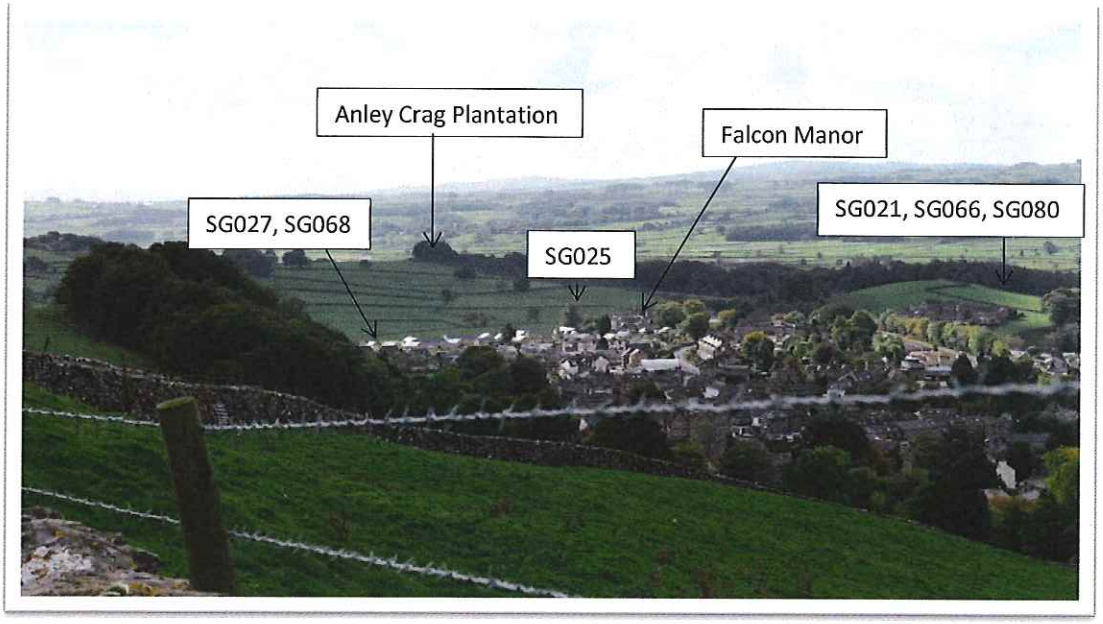


Figure 6.12(d) looking over south Settle. Site SG021, SG066, SG080 is visible, as are sites SG027, SG068 and SG025. The south Settle site, SG064, is not visible from this view point, as it is hidden by the rise of the landscape at Anley Crag Plantation.



Figures 6.12(e) and 6.12(f) Views from Mitchell Lane, at the end of the PROW to Peart Crags. The proposed development sites at the south of Settle are clearly visible from this viewpoint.

Figure 6.12(e) View across south Settle towards Ingfield Lane, showing sites SG021, SG066, SG080, SG025, SG027 and SG068.

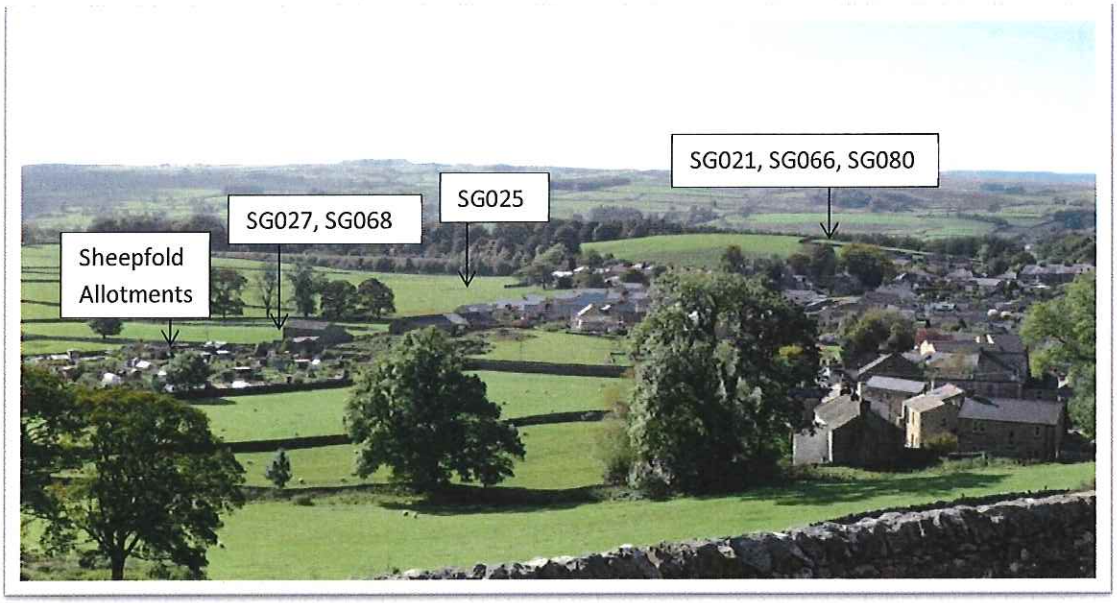


Figure 6.12(f) looking south to the south Settle site, SG064. From this viewpoint, the proposed development site is hidden behind the rise of Anley Crag Plantation.

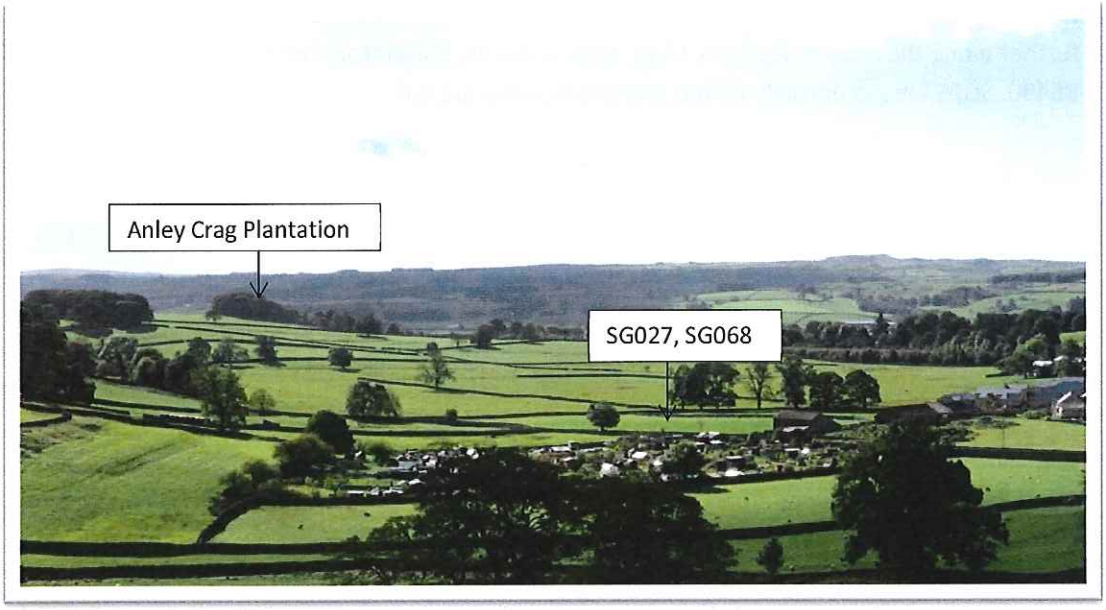


Figure 6.12(g) to Figure 6.12(j) Views from Lodge Road PROW/ Bridleway walking towards Hoyman Laithe. The track follows the boundary of the YDNP. Photographs are taken looking west towards site SG064.

Figure 6.12(g) View of SG064 from the bridge over the railway tracks, Lodge Road (which is where the YDNP boundary begins). SG064 is clearly visible this close to the site.

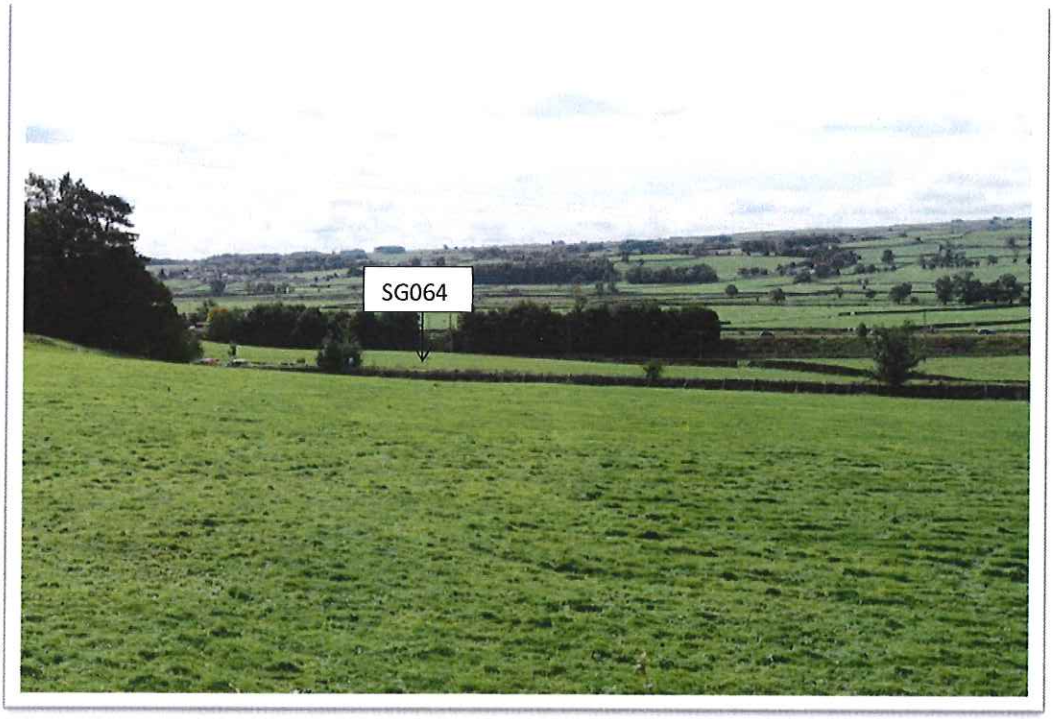


Figure 6.12(h) View looking west down Lodge Road towards SG064. This photo was taken further along the road to Figure 6.12(g), approximately 350m from the turn off from the B6480. SG064 is still partially visible, but is becoming hidden by the rise of the landscape.

Figure 6.12(h)

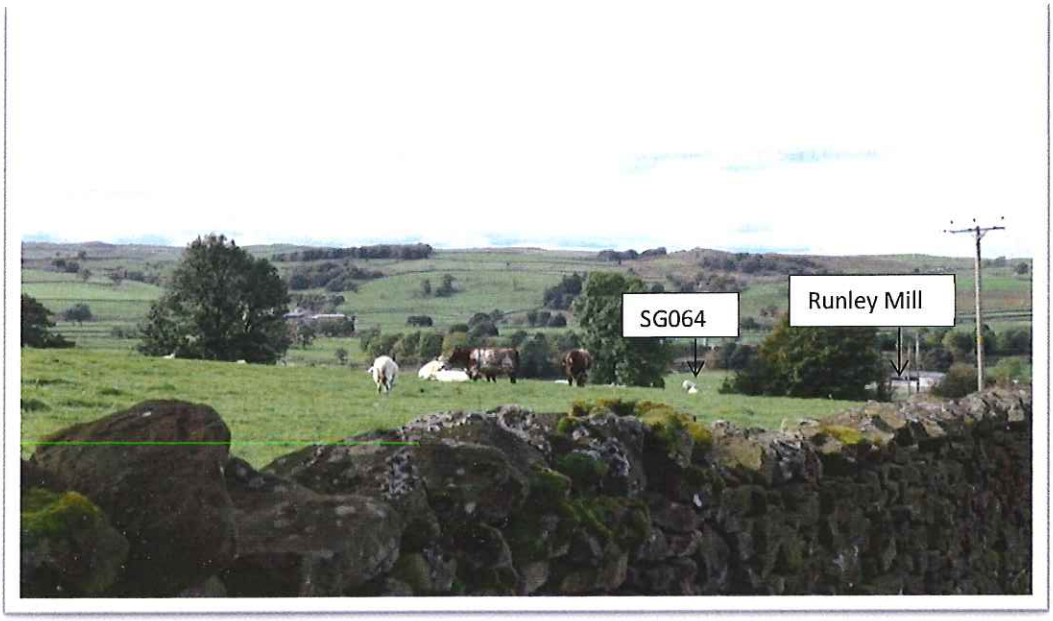
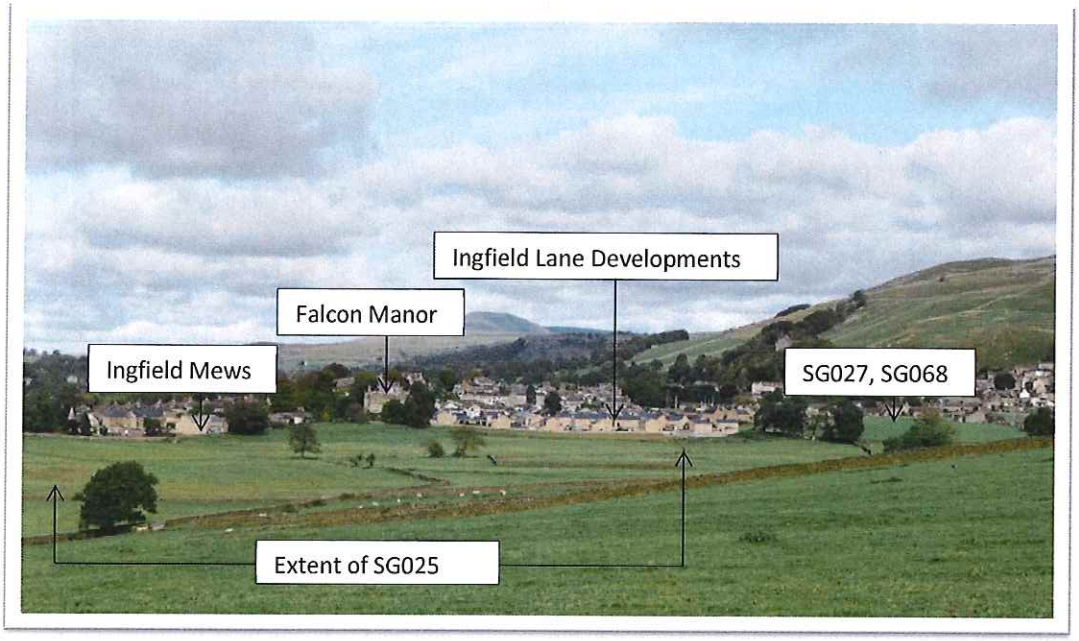


Figure 6.12(i) View from Hoyman Laithe, looking west down Lodge Road towards SG064. At this point it is no longer possible to see SG064 because of the rise of the landscape.



Figure 6.12(j) View from Lodge Road looking north over Settle. The Ingfield Lane development sites SG025, SG027 and SG068 are clearly visible from this position. The recent development at Ingfield Lane (Branwell Court, Oxley Fold, Austwick Close) are prominent. The development does not currently provide a particularly attractive boundary to the south of Settle, although the landscaping and planting on this site has not had chance to mature. SG025 would hide this new housing, and the existing housing at Ingfield Mews, and provide a new visual boundary to the south of Settle from this viewpoint.

Figure 6.12(j)



6.13 Cumulative impact of proposed site allocations in Settle on the Yorkshire Dales National Park

Many of the proposed development sites on the outskirts of Settle are visible from the YDNP, as illustrated in the photographs above (figures 6.12(a) to 6.12(j)).

The sites at the northern end of Settle (LA004 and SG079) are seen against the backdrop of the existing built-up areas and when viewed from a distance they are well related to the existing housing which surrounds them. Therefore the cumulative impact of developing these sites is not considered to be significantly harmful, and it is not considered to be necessary to discount the sites from the Local Plan.

The southern sites together form a large extension to the existing town and are likely to have a cumulative impact on the visual form of Settle when viewed from the YDNP.

From the south, the view of Settle is currently dominated by the new housing development off Ingfield Lane (Branwell Court, Oxley Fold, Austwick Close). The landscaping on this scheme has not had time to mature and soften the appearance of the development, so it could be considered to be an unattractive, hard edge to the town. The proposed layouts for sites SG025 and SG027, SG068 include expansive corridors of green space to preserve the outlook from the Falcon Manor, and to buffer the appearance of the development from the National Park. There is also an approved scheme for a 'water meadow' surface water management scheme, which will fall between the development and the National Park and provide an attractive setting for Settle from this viewpoint. Together, these mitigation measures combined with well-designed development on the sites could help to improve the appearance of Settle from the south.

Whilst there will be a change in the visual appearance of Settle due to the cumulative effect of development on the visual landscape, the change will not necessarily be detrimental. Further, detailed LVIA work should be carried out for these sites to fully explore the potential effects of development.

7. Skipton & The Yorkshire Dales National Park

7.1 Strategy for Skipton

Skipton is by far the largest urban settlement in the district of Craven. The town is the primary focus for growth in the district in this local plan. Provision is made for the development areas below to meet the housing needs, commercial and employment space in the town.

The potential visual impacts of individual sites on the YDNP will be discussed below.

7.2 Site SK013: Land East of Aldersley Avenue and south of Moorview Way

Existing Landscape Character

This site is located within the following landscape character type, as identified by the Craven District outside the Yorkshire Dales National Park (YDNP) and Forest of Bowland AONB Landscape Appraisal 2002:

- Open Moorland and Moorland Fringe; Moorland

This landscape type is considered to be strong and is characterised by:

- Unenclosed moorland areas with no trees which have a distinctive open and exposed landscape character.
- A strong sense of openness and elevation providing extensive and uninterrupted views over the surrounding landscape.
- Moorland habitats often forming the distinctive "black moor" recognised on the hill tops from the surrounding landscape.

The Landscape Appraisal 2002 identifies the following landscape features within this landscape type which should be conserved/restored:

- Conserve the distinctive remote character of the un-enclosed moor;
- Conserve the open, undeveloped nature of the un-enclosed moorland;
- Conserve and manage the moorland habitat, and;
- Reinforce areas of degraded moorland.

Site Description

This is a greenfield site on the eastern edge of Skipton, adjacent to existing residential area at Moor View to the north and Aldersley Avenue to the south and west. There are no Public Rights of Way (PROW) on the site. This site rises to the south. Figure 7.2(a), shows long distance views of the YDNP from the western part of the site. Figure 7.10(e) in section 7.10 below shows that the site is visible from the YDNP; however any housing will form an extension to the existing built-up area to the north and south west of the site.

Conclusion

- In the context of views into and out of the National Park/AONB, the change in the visual impact is thought to be minimal, and hence does not prevent the site's allocation, subject to implementation of recommended mitigation measures (outlined below);
- Development principles for the site to include a requirement for further, detailed LVIA and/or Landscape Capacity/Sensitive Assessment as appropriate, to be carried out at the planning applications stage. This should include measures to mitigate against and reduce the identified visual impacts through:
    - The incorporation of an area of green infrastructure in the west, south and south east of the site to provide a buffer to the open moorland to the south and east, enhance biodiversity.
    - The requirement for development proposals to be carefully and sensitively designed to minimise visual impact on the character and appearance of the area.
- It is considered that this site has the capacity to accommodate housing numbers proposed with minimal impact on the YDNP/AONB through the implementation of specific landscape mitigation measures.

Figure 7.2 (a) Long distance views of the National Park from the western part of site SK013.

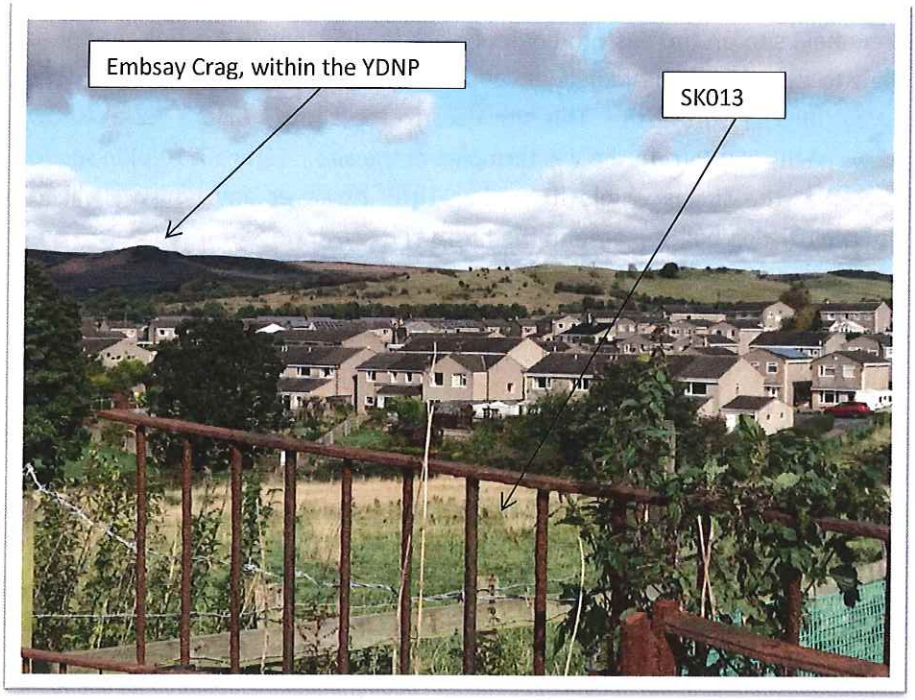


Figure 7.2 (b) View of SK013 from the western boundary looking east across the site



7.3 Site SK015; Cefn Glas, Shortbank Road

Existing Landscape Character

This site is located within the following landscape character type, as identified by the Craven District Outside the YDNP and Forest of Bowland AONB Landscape Appraisal 2002:

- Open Moorland and Moorland Fringe; Moorland

This landscape type is considered to be strong and is characterised by:

- Unenclosed moorland areas with no trees which have a distinctive open and exposed landscape character.
- The strong sense of openness and elevation providing extensive and uninterrupted views over the surrounding landscape.
- Moorland habitats often forming the distinctive "black moor" recognised on the hill tops from the surrounding landscape.

The Landscape Appraisal 2002 identifies the following landscape features within this landscape type which should be conserved/restored:

- Conserve the distinctive remote character of the un-enclosed moor;
- Conserve the open, undeveloped nature of the un-enclosed moorland;
- Conserve and manage the moorland habitat;
- Reinforce areas of degraded moorland;

Site Description

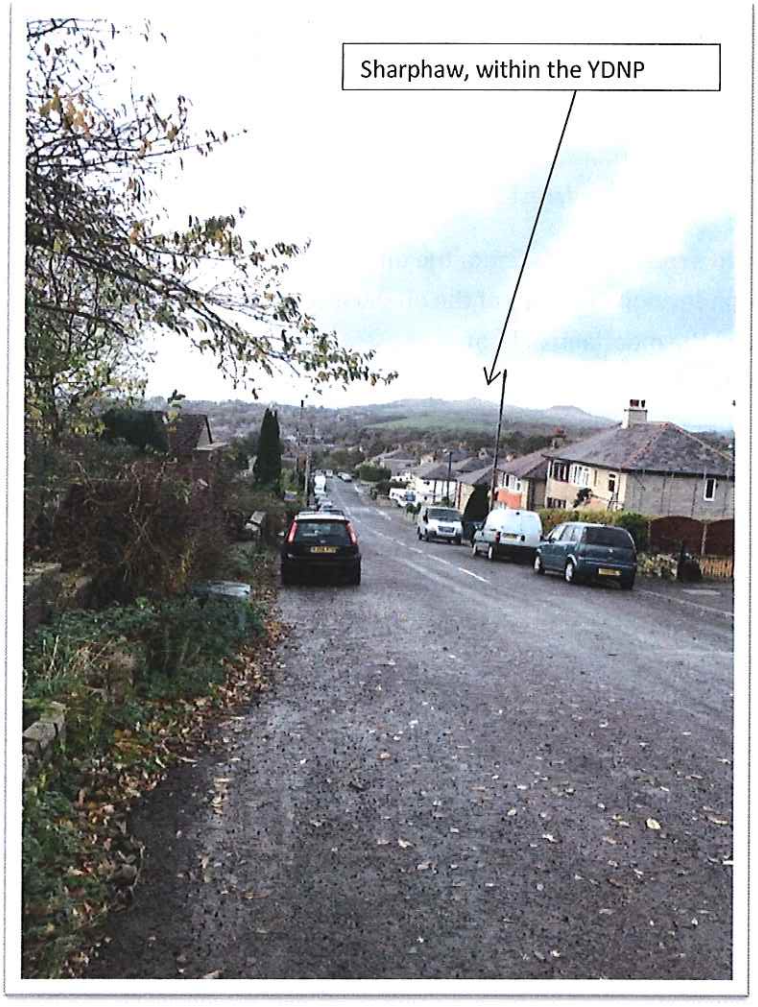
The site is located on the edge of eastern Skipton, adjacent to existing residential developments at Shortbank Road and Spencer Walk. The site contains a private dwelling known as Cefn Glas and associated private residential garden for this property. A PROW runs along the northern boundary of the site, providing public access to moorland to the east of the site and Shortbank Road to the west. Figure 7.3, (taken from the PROW) shows long distance views of the YDNP from the northern boundary of the site looking north-west. Figure 7.10(c) in section 7.10 below, show that site SK015 is just visible from the YDNP; however any housing will form an extension to the existing built-up area to the north and west of the site.

Conclusion

- In the context of views into and out of the National Park/AONB, the change in the visual impact is thought to be minimal, and hence does not prevent the site's allocation, subject to implementation of recommended mitigation measures (outlined below);

- Development principles for the site to include a requirement for further, detailed LVIA and/or Landscape Capacity/Sensitive Assessment as appropriate, to be carried out at the planning applications stage. Landscape mitigation measures to reduce the identified visual impacts through the requirement for development proposals to be carefully and sensitively designed to minimise visual impact on the character and appearance of the area.
- It is considered that this site has the capacity to accommodate housing numbers proposed with minimal impact on the YDNP/AONB through the implementation of specific landscape mitigation measures.

Fig 7.3 long distance view of Sharphaw in the YDNP from the northern site boundary of site SK015



7.4 Site SK114 &SK124; Land to east of North Parade & Cawder Road garage site, Horse Close

Existing Landscape Character

This site is located within the following landscape character type, as identified by the Craven District Outside the YDNP and Forest of Bowland AONB Landscape Appraisal 2002:

- Open Upland Landscape/Irregular; Stone Walls

This landscape type is considered to be strong and is characterised by:

- The irregular network of dry-stone walls imposing a strong pattern on the distinctively open upland landscape.

The Landscape Appraisal 2002 identifies the following landscape features within this landscape type which should be conserved:

- Maintain open character;
- Conservation of dry-stone walls to retain existing irregular field boundary pattern;
- Conserve and maintain existing SSSI.

Site Description

This is a greenfield site on the eastern edge of Skipton, adjacent to existing residential developments at North Parade, Horse Close. A PROW runs along the northern boundary of the site. This is an elevated site which slopes downwards from the east towards North Parade, to the west of the site. Figures 7.4(a), 7.4(b) and 7.4(c) (taken from the PROW) shows long distance views of the YDNP from the northern part of the site. Figure 7.10(c) in section 7.10 below, shows that site SK114 is just visible from the YDNP; however any housing will form an extension to the existing built-up area to the west of the site.

Conclusion

- In the context of views into and out of the National Park/AONB, the change in the visual impact is thought to be minimal, and hence does not prevent the site's allocation, subject to implementation of recommended mitigation measures (outlined below);
    - Development principles for the site to include a requirement for further, detailed LVIA and/or Landscape Capacity/Sensitive Assessment as appropriate, to be carried out at the planning applications stage. Landscape mitigation measures to reduce the minimal visual impacts through
- the creation of green infrastructure corridors incorporating the linear wooded areas in the northern and central parts of the site and providing links to the existing PROW network to the north;

- the conservation and maintenance of existing dry stone walls within the site in order to retain the existing irregular field boundary pattern.
- It is considered that this site has the capacity to accommodate housing numbers proposed with minimal impact on the YDNP/AONB through the implementation of specific landscape mitigation measures.

Figure 7.4 (a) View towards the YDNP taken from the existing PROW on the northern site boundary

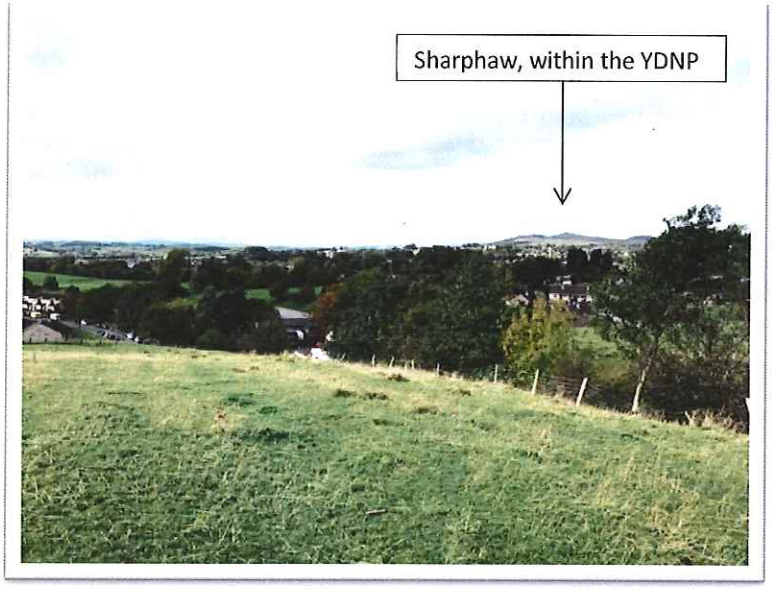


Figure 7.4(b) View towards the YDNP taken from the existing PROW at the north west corner of the site

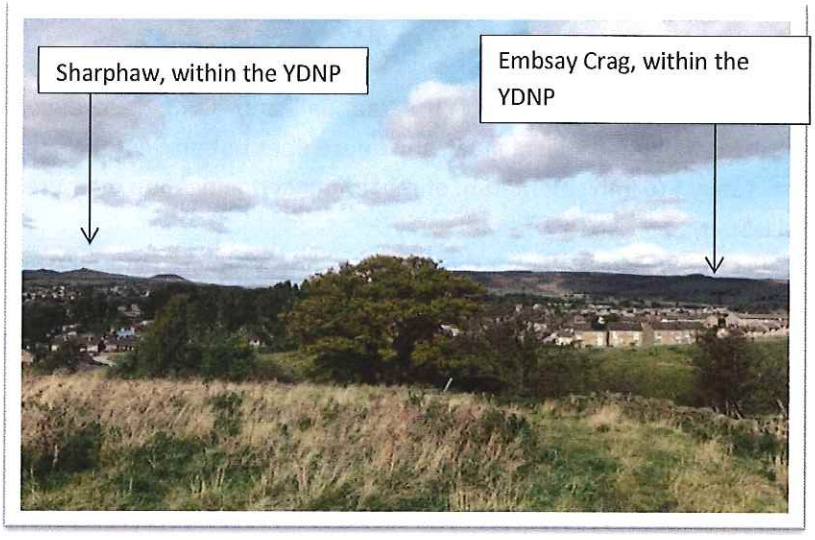


Figure 7.4(c) Site SK114 – View to south west across site towards North Parade and the YDNP, photographed from PROW on northern boundary of site.



7.5 Site SK081, SK082 & SK108: Land north of Gargrave Road and west of Park Wood Drive and Stirtonber

Existing Landscape Character

This site is located within the following landscape character type, as identified by the Craven District outside the YDNP and Forest of Bowland AONB Landscape Appraisal 2002:

- Pasture with Wooded Gills and Woodland

This landscape type is considered to be strong and is characterised by:

- Rolling pastoral landscape with distinctive pockets of woodland and wooded gills following the topography;
- A distinctive settled character containing a number of linear settlements, villages and hamlets in valleys.

The Landscape Appraisal 2002 identifies the following landscape features within this landscape type which should be conserved:

- Conserve the existing field boundary pattern through conservation of dry-stone walls;
- Conserve and manage areas of Ancient Woodland/ wooded gills/ woodland pockets;
- Conserve and manage existing SSSI.

Site Description

The site is a greenfield site to the west of Skipton, adjacent to existing residential developments at Rockwood and office development to the west (Computer Share). There are no PROWs on the site. The southern and western boundaries of the site are adjacent to the Skipton Conservation Area boundary. The site slopes to the south down to Gargrave Road and contains existing copses of trees. Figures 7.5(a) and (b) show the YDNP being clearly visible to the north of the site. Figures 7.10(b), (d), (f) & (g), in section 7.10 below, show that site SK081, SK082 & SK108 is visible from the YDNP, however any new residential development will form an extension to the existing built-up area to the east and west of the site. Existing landscape features, such as dry stone walls and tree copses/wooded pockets, will be retained in order to maintain and conserve the existing strong landscape character that exists on this site.

Conclusion

- In the context of views into and out of the National Park/AONB, the change in the visual impact is thought to be minimal, and hence does not prevent the site's allocation, subject to implementation of recommended mitigation measures (outlined below);
- Development principles for the site to include a requirement for further, detailed LVIA and/or Landscape Capacity/Sensitive Assessment as appropriate, to be carried out at the planning applications stage. This should include measures to mitigate against and reduce the identified visual impacts through:
    - the incorporation of a green infrastructure corridor along the entire western boundary of the site to provide biodiversity and landscape mitigation for the YDNP and SINC.
    - the maintenance and restoration of the existing stone boundary walls and tree copses on the site in order to conserve the existing strong landscape character that exists on the site.
    - The designation of an area of Local Green Space (LGS) immediately to the south of the site, along Gargrave Road (site SK-LGS47). This area protects and maintains the existing open aspect and approach into Skipton along Gargrave Road.
    - Proposals must demonstrate that development along the south west edge of the site would not have an urbanising effect on the setting of the Skipton conservation area by retaining the existing open aspect of the area proposed as LGS, immediately south of the site.
- It is considered that this site has the capacity to accommodate housing numbers proposed with minimal impact on the YDNP/AONB through the implementation of specific landscape mitigation measures.

Figures 7.5(a) and (b) Views from the site towards Sharphaw in the YDNP, taken from the eastern boundary of the site

Figure 7.5(a)



Figure 7.5(b)

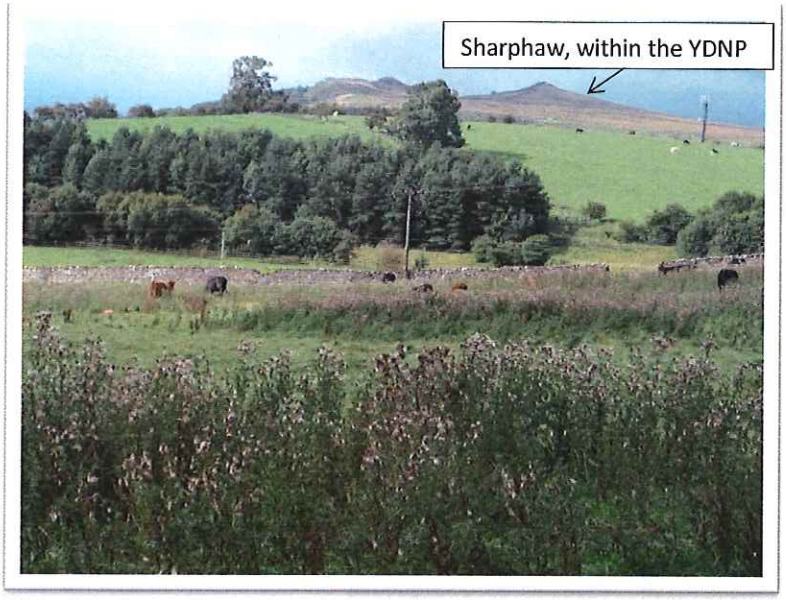
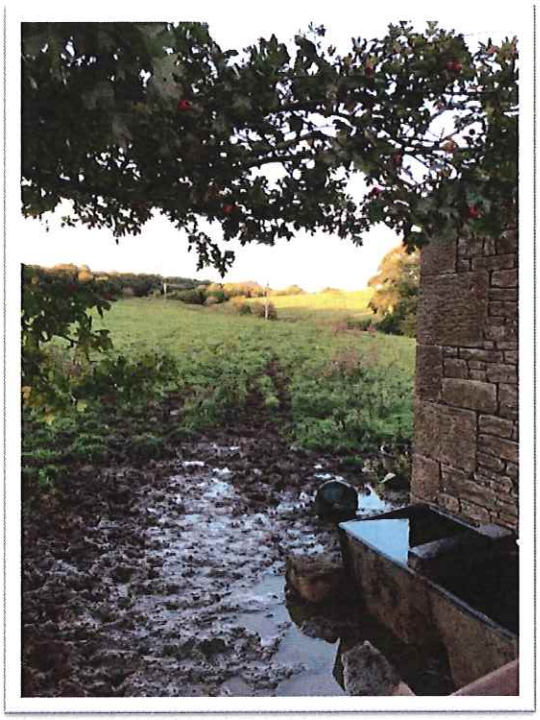


Figure 7.5(c) Site SK081, SK082 & SK108: View across the site from Park Wood Way, towards the west.



Figure 7.5(d) Site SK081, SK082 & SK108: View of most western part of the site. Area proposed as Green Infrastructure



7.6 Site SK088 Hawbank Fields north of Otley Road and south of A6131

Existing Landscape Character

This site is located within the following landscape character type, as identified by the Craven District outside the YDNP and Forest of Bowland AONB Landscape Appraisal 2002:

- Open Upland; Open Upland Pasture/Unenclosed

This landscape type is considered to be weak to moderate, and is characterised by its:

- Expansive landscape character.
- Lack of enclosure.
- Absence of a strong or well defined structure of field boundaries which are typical of adjacent upland pasture landscapes.
- A featureless, bland landscape lacking structure or definition.

The Landscape Appraisal 2002 identifies the following landscape features within this landscape type which should be reinforced/restored:

- Retain existing field boundaries;
- Conservation of dry-stone walls;
- Consider reinstating lost field boundaries- hedgerows and dry-stone walls, to reduce size of fields and reinstate traditional field sizes, in scale with surrounding field pattern;
- Consider planting occasional scattered hedgerow and boundary trees.

Site Description

This is a greenfield site on the eastern edge of Skipton, adjacent to existing residential developments on the Regents Estate to the west. The site slopes to the south, down to the southern boundary on Otley Road. The northern boundary runs along the A6131. There are no PROWs on the site. Figure 7.6(a) shows the YDNP being visible from a point north of the site (taken from the existing PROW to the north of the A6131). Figure 7.10(b) shows the long distance view of the site from Embsay Crag, which is an elevated point within the YDNP. Figure 7.6(c) shows the view of site SK088 from site SK089 & SK090. It shows that the eastern section of the site is more elevated and visible than the central and western part of the site, therefore it is considered that residential development on the eastern section would have a negative impact on landscape character, however the impact of development on the central and western parts of the site would be minimal as any new residential development would be located on a less elevated part of the site, which would have a minimal impact on views from the YDNP. Development would form an extension to the existing built-up residential area to the west of the site. This proposed site allocation includes the central and western sections of the site and excludes the eastern section due to the impacts development of this part of the site would have on existing landscape character.

Conclusion

- In the context of views into and out of the National Park/AONB, the change in the visual impact is thought to be minimal, and hence does not prevent the site's allocation, subject to implementation of recommended mitigation measures (outlined below);
    - Development principles for the site to include a requirement for further, detailed LVIA and/or Landscape Capacity/Sensitive Assessment as appropriate, to be carried out at the planning applications stage. Landscape mitigation measures to reduce the identified visual impacts through:
- the incorporation of biodiversity and landscape mitigation(s) including approximately 4.666ha of green infrastructure in the north, south and east of the site, to include the protection of the existing area of woodland in the south west of the site.
- The maintenance, conservation and restoration of existing and former stone boundary walls on the site in order to reinforce and restore the existing landscape character that exists on this site.
- It is considered that this site has the capacity to accommodate housing numbers proposed with minimal impact on the YDNP/AONB through the implementation of specific landscape mitigation measures.

Figure 7.6(a) View of the YDNP from the PROW located to the north of the A6131.



Figure 7.6(b) Long distance view of site SK088 from the YDNP

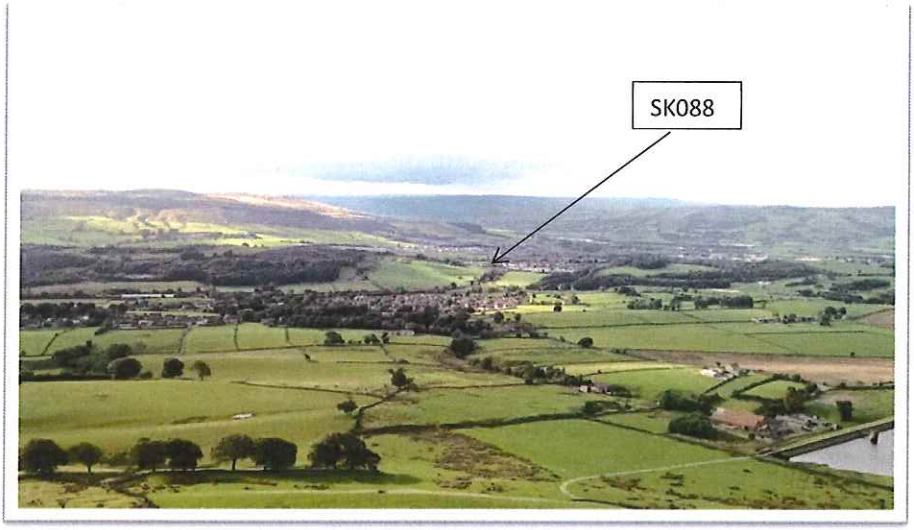
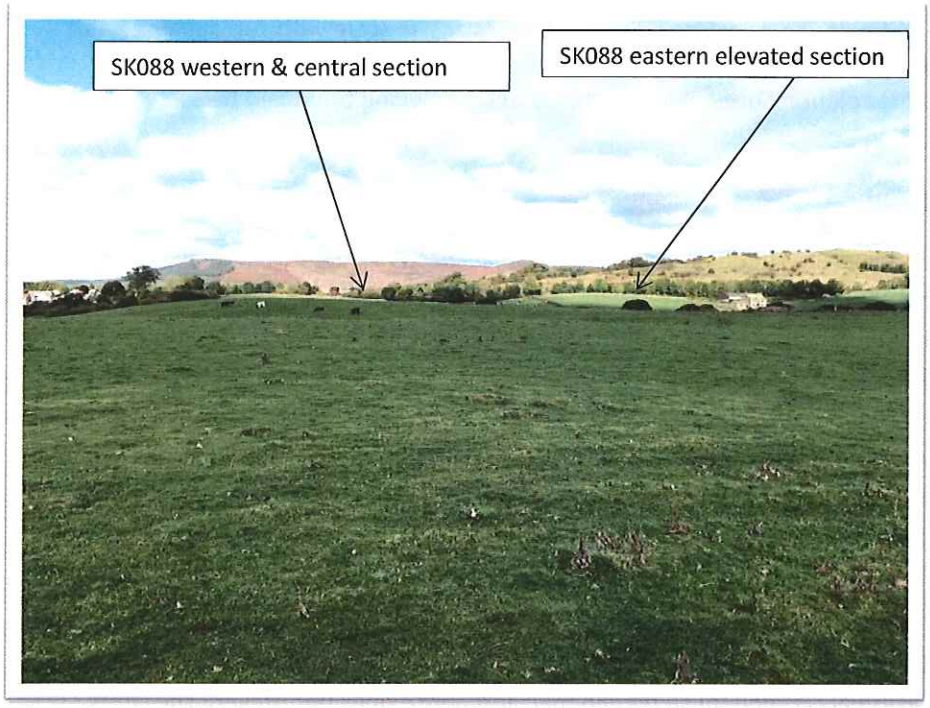


Figure 7.6(c) View of SK088 from site SK089 & SK090 showing that the eastern part of the site is more elevated and visible than the central and western part



7.7 Site SK089 & SK090: Land to the north of Airedale Avenue & Elsey Croft and east of railway line

Existing Landscape Character

This site is located within the following landscape character type, as identified by the Craven District outside the YDNP and Forest of Bowland AONB Landscape Appraisal 2002:

- Open Upland; Open Upland Pasture/Unenclosed

This landscape type is considered to be weak to moderate and is characterised by its:

- Expansive landscape character.
- Lack of enclosure.
- Absence of a strong or well defined structure of field boundaries which are typical of adjacent upland pasture landscapes.
- A featureless, bland landscape lacking structure or definition.

The Landscape Appraisal 2002 identifies the following landscape features within this landscape type which should be reinforced/restored:

- Retain existing field boundaries;
- Conservation of dry-stone walls;
- Consider reinstating lost field boundaries- hedgerows and dry-stone walls, to reduce size of fields and reinstate traditional field sizes, in scale with surrounding field pattern;
- Consider planting occasional scattered hedgerow and boundary trees.

Site Description

This is a greenfield site to the east of Skipton, adjacent to existing residential developments at Elsey Croft and Moorview. There is an existing PROW running immediately south of the southern site boundary, along the northern boundary of the Elsey Croft Development. The central and southern part of the site is relatively flat. The site rises steeply from the tree lined northern boundary (Otley Road) towards the centre of the site. Figure 7.7(b) & (c) below shows that the site is visible from view points in the YDNP at Sharphaw and Embsay Crag, however any housing will form an extension to the existing built-up area to the south and west of the site.

Conclusion

- In the context of views into and out of the National Park/AONB, the change in the visual impact is thought to be minimal, and hence does not prevent the site's allocation, subject to implementation of recommended mitigation measures (outlined below);

- Development principles for the site to include a requirement for further, detailed LVIA and/or Landscape Capacity/Sensitive Assessment as appropriate, to be carried out at the planning applications stage. Landscape mitigation measures to reduce the identified visual impacts through:
    - the incorporation of biodiversity and landscape mitigation(s) including green infrastructure corridors along the northern boundary of the site (Otley Road) in order to maintain the existing open, rural feel of this approach to Skipton up to the railway bridge. A green infrastructure corridor should also be provided to the south west of site SK090 incorporating an existing footpath running within the site adjacent to the south west boundary, providing links to the east of Skipton and beyond. A third green infrastructure corridor should also be provided adjacent to the south boundary, providing a buffer between existing residential development at Elsey Croft and new residential development on sites SK089 & SK090. This area would also maintain an open feel to the existing PROW running along the southern boundary of the site.
    - The maintenance, conservation and restoration of existing and former stone boundary walls on the site in order to reinforce and restore the existing landscape character that exists on this site.
- It is considered that this site has the capacity to accommodate housing numbers proposed with minimal impact on the YDNP/AONB through the implementation of specific landscape mitigation measures.

Figure 7.7(a) shows views of the YDNP from the site to the north.

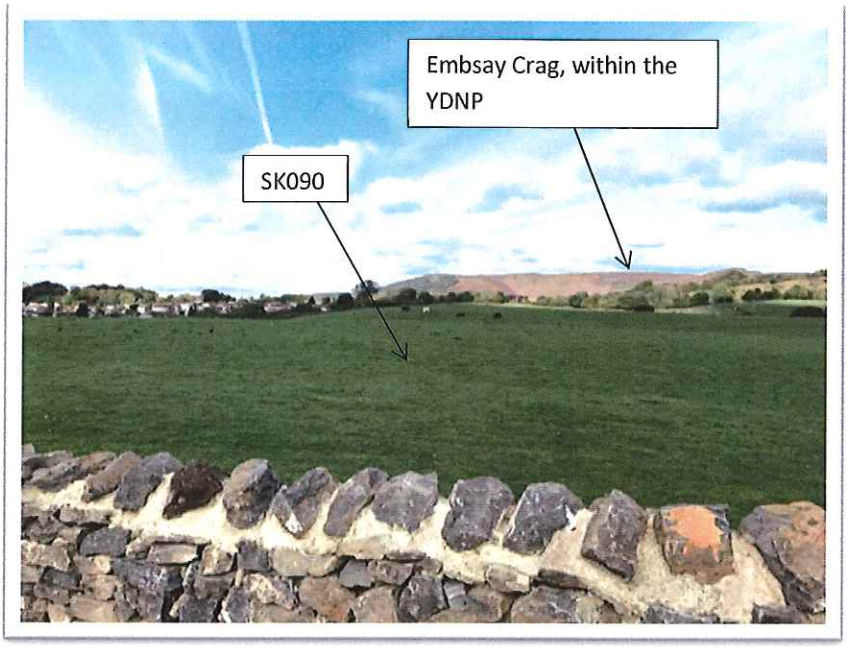


Figure 7.7(b) View of the site from the PROW located to the north of the A6131 and from direction of the YDNP (Sharphaw).

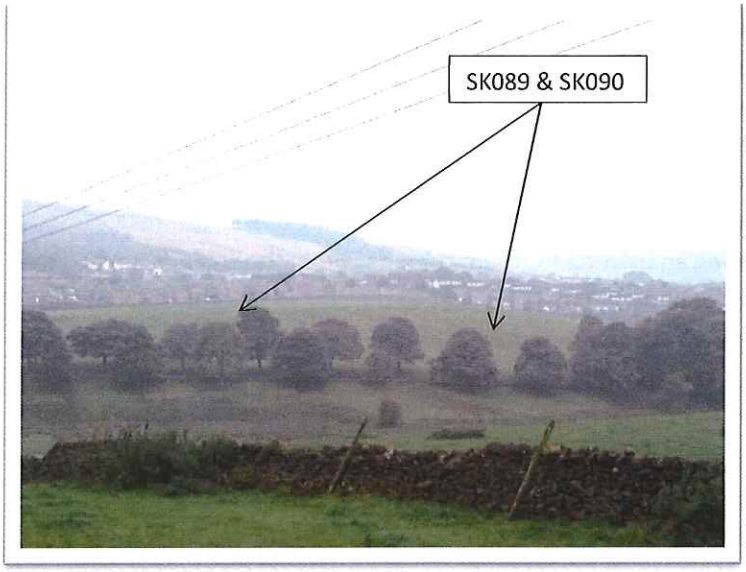


Figure 7.7(c) View of sites SK089 & SK090 from Embsay Crag, within the YDNP

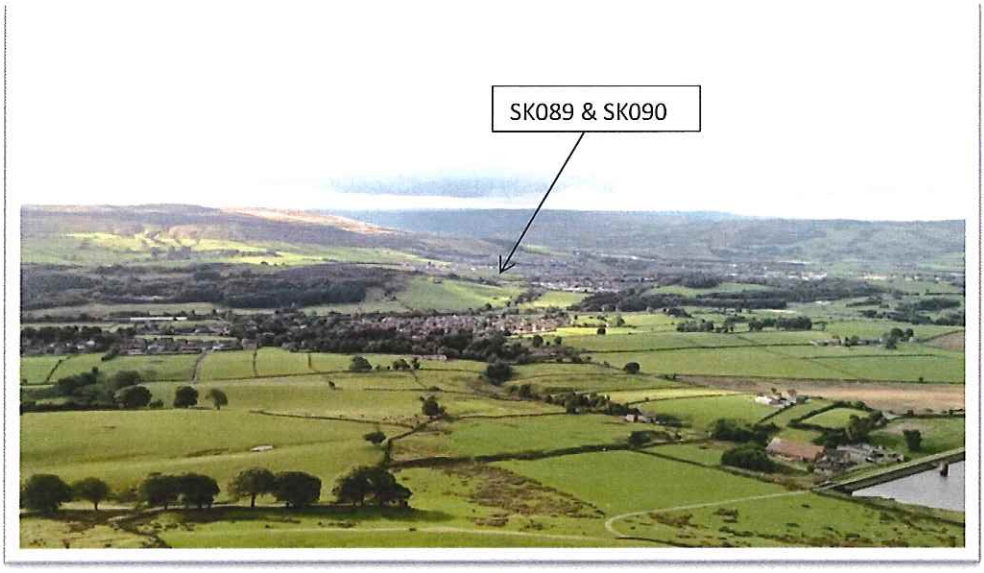


Figure 7.7(d) View across site SK089 towards the YDNP

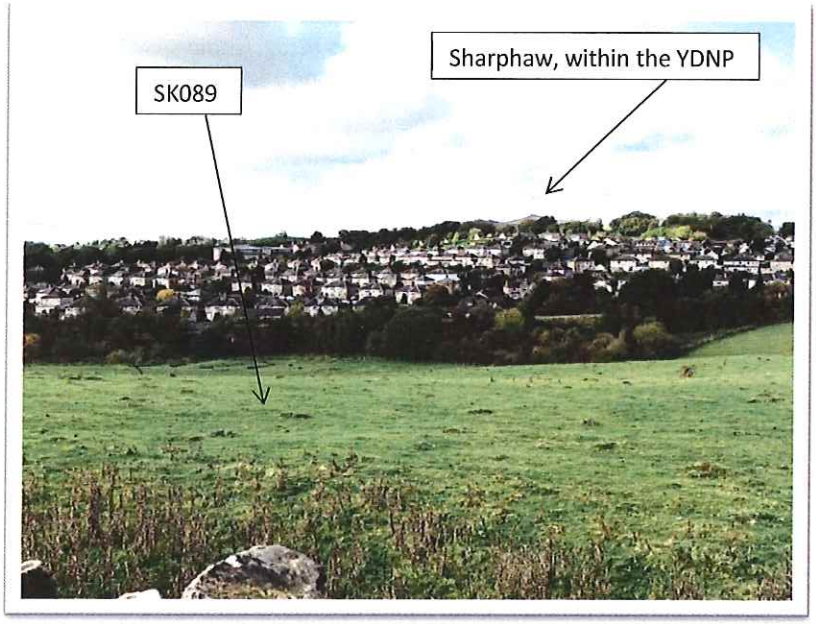


Figure 7.7(e) View across site SK090 towards the YDNP

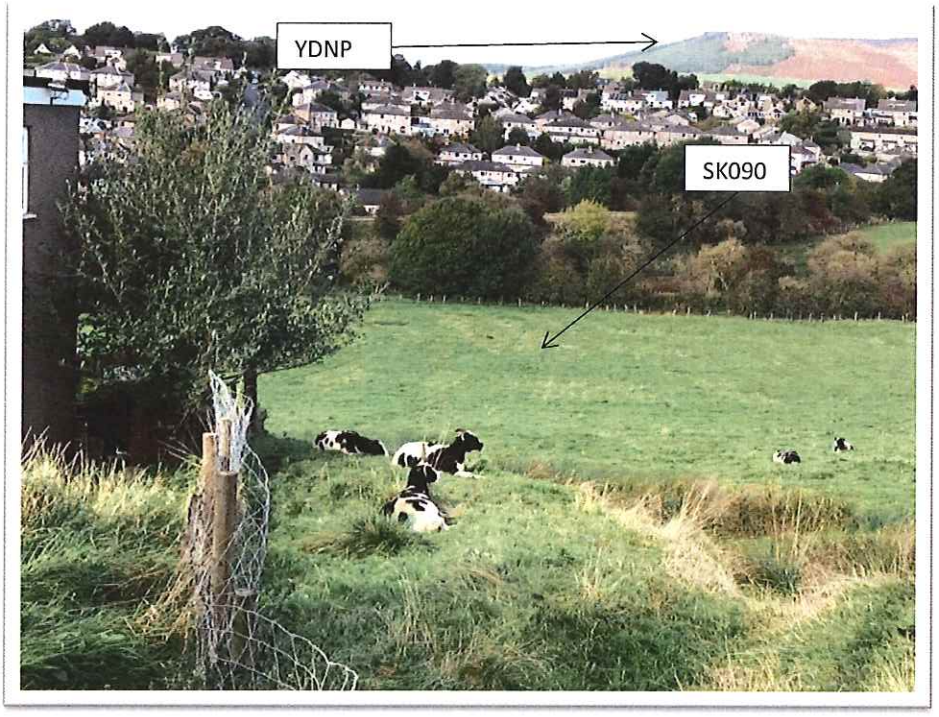
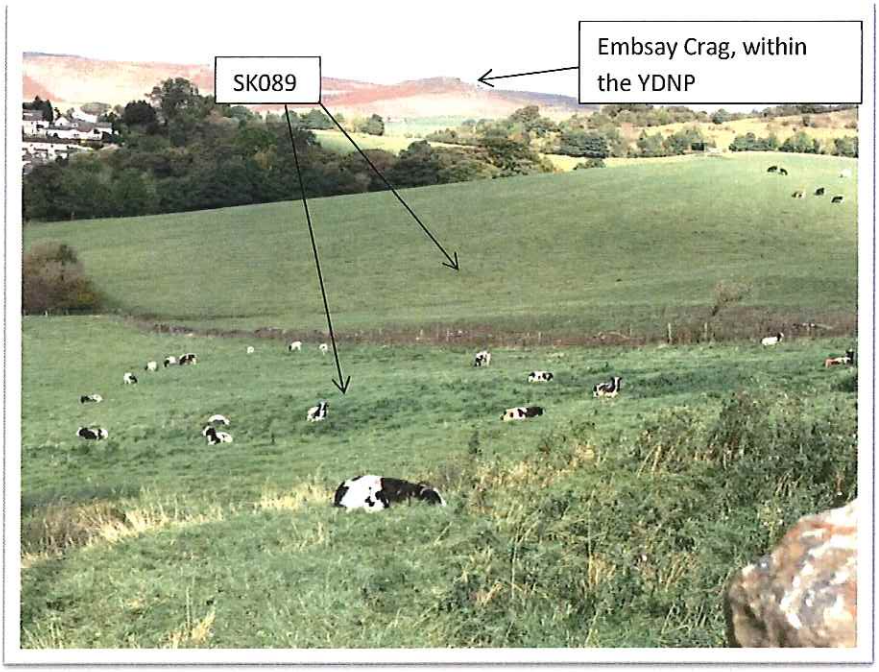


Figure 7.7(f) View across site SK089 towards Embsay Crag in the north east, within the YDNP



7.8 SK113: Land south of Skipton Auction Mart

Existing Landscape Character

This site is located within the following landscape character type, as identified by the Craven District outside the YDNP and Forest of Bowland AONB Landscape Appraisal 2002:

- Pasture with Wooded Gills and Woodland

This landscape type is considered to be strong and is characterised by:

- Rolling pastoral landscape with distinctive pockets of woodland and wooded gills following the topography;
- Distinctive settled character containing a number of linear settlements, villages and hamlets in valleys.

The Landscape Appraisal 2002 identifies the following landscape features within this landscape type which should be conserved:

- Conserve the existing field boundary pattern through conservation of dry-stone walls;
- Conserve and manage areas of Ancient Woodland/ wooded gills/ woodland pockets;
- Conserve and manage existing SSSI.

Site Description

The site is a greenfield site to the west of Skipton, adjacent to Skipton Auction Mart located immediately to the north of the site. There is an existing PROW running along to eastern boundary of the site, providing public access to the north of the site past the Auction Mart. The site rises up gently from the southern boundary, which runs along the Leeds Liverpool Canal. The site forms an extension to, but is well related to the existing Skipton Auction Mart immediately to the north. Figure 7.10(b) in section 7.10 below, shows that the site is not visible from the YDNP.

Figure 7.8(a) photograph of site SK113 taken from Skipton Bypass, along western site boundary



Conclusion:

- The visual impact of development on the site is deemed to be negligible as it forms an extension to the existing built-up area and is not visible from the YDNP.

7.9 Other Proposed Site Allocations in Skipton, which are not visible from the YDNP.

The following sites are not visible from view points within the YDNP and by virtue of their location it is considered that development of these sites would have no impact on existing landscape character when viewed from the YDNP. These sites are either located within Skipton town centre, edge of centre sites to the south of the existing built form of the town or in relation to Skipton Rock Quarry site (SK135), is located and hidden within the existing

quarry. Whilst the landscape in this area is disturbed as the quarrying has formed a prominent vertical rock face cut out of the bedrock, resulting in an unnatural horizontal and vertical profile, the site itself is not visible from the YDNP.

- Site SK044: Former allotments and garages, Broughton Road
- Site SK058: Whitakers Chocolate Factory Site
- Site SK060: Business premises and land, west of Firth Street
- Site SK061: East of canal, west of Sharphaw Avenue
- Site SK094: Land bounded by Carleton Road, railway line and A629
- Site SK101: East of Keighley Road and south of Cawder Lane
- Site SK049: Land east of Skipton bypass (Employment)
- Site SK139: East and west of Cavendish Street (Mixed Use Regeneration Site)
- Site SK140: Skipton Station Areas A and B, Carleton New Road, Sandylands Business Centre (Mixed Use Regeneration Site)
- Site SK135: Skipton Rock Quarry

Evidence that these sites are not visible from the YDNP can be found at figures 7.10 (a) to (g).

7.10 Views from the Yorkshire Dales National Park into Skipton

Photographs were taken from Sharphaw and Embsay Crag, which are both elevated points within the Yorkshire Dales National Park (YDNP), close to the boundary of the park, looking south towards Skipton.

Figure 7.10(a) View of Skipton from Embsay Crag. This point provides a clear panoramic view of Skipton and specifically the eastern side of the town. Sites SK013, SK088 & SK089 & SK090 are identified in figure 7.10(a).

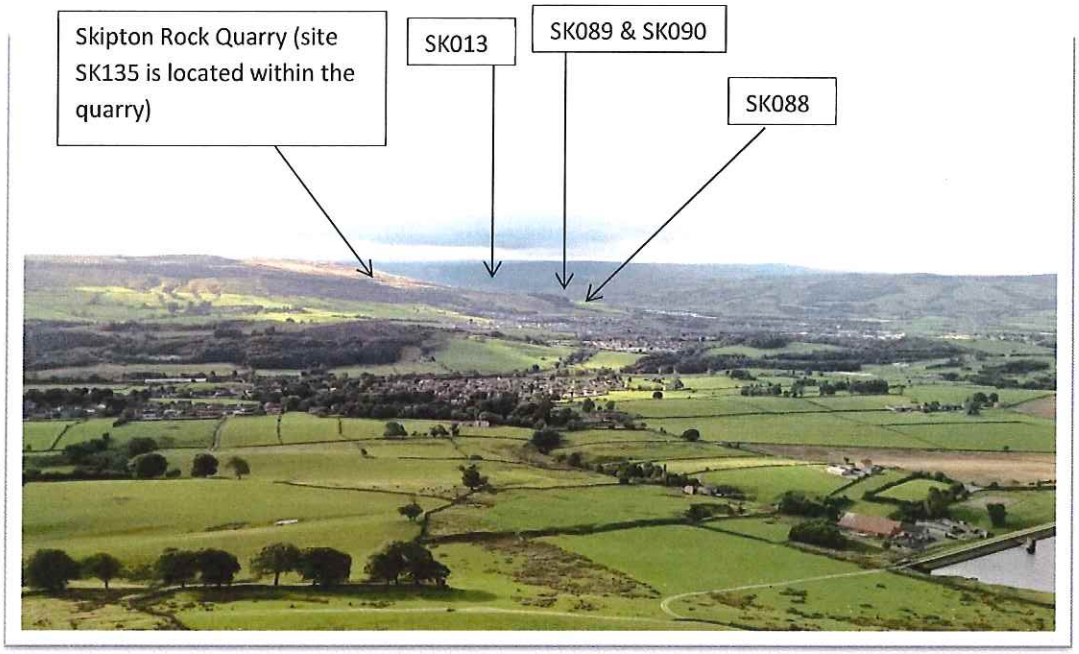


Figure 7.10(b) View of the west of Skipton from Embsay Crag. The northern section of site SK081, SK082 & SK108 is visible from this long distance view.

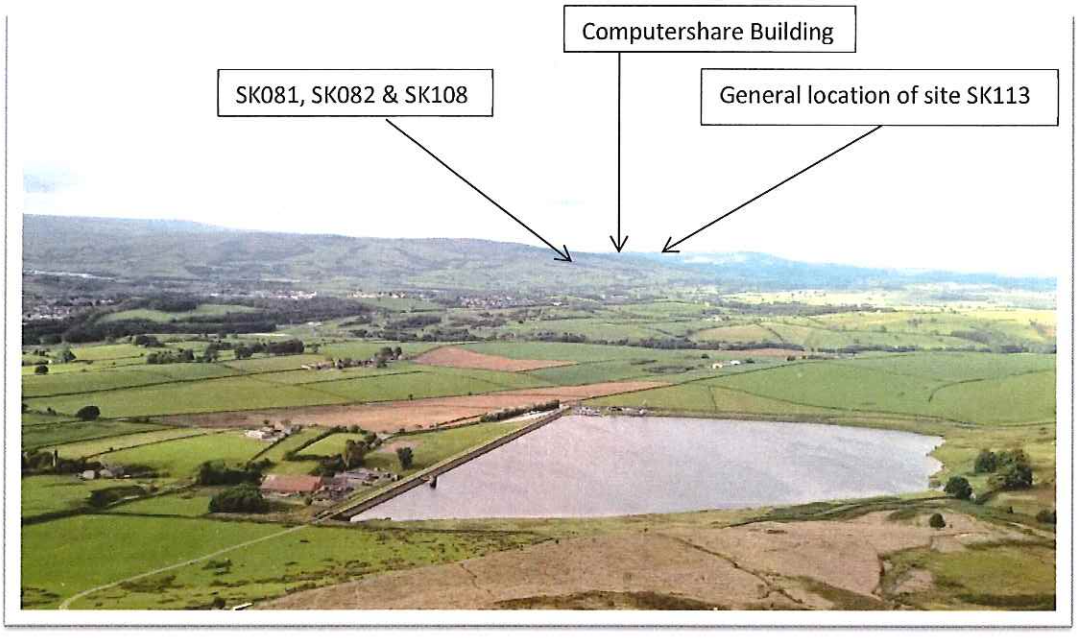


Figure 7.10(c) View of the west and south west of Skipton from Embsay Crag, within the YDNP. Sites SK015 and SK114 can just be identified from this long distance view, together with the adjoining site to the north of SK114 which is a committed housing site (63/2015/15503).

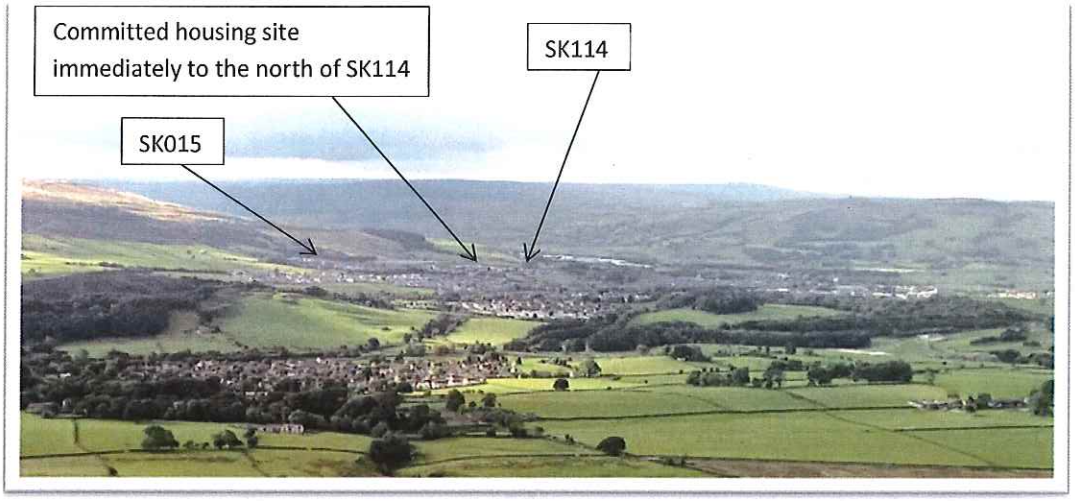
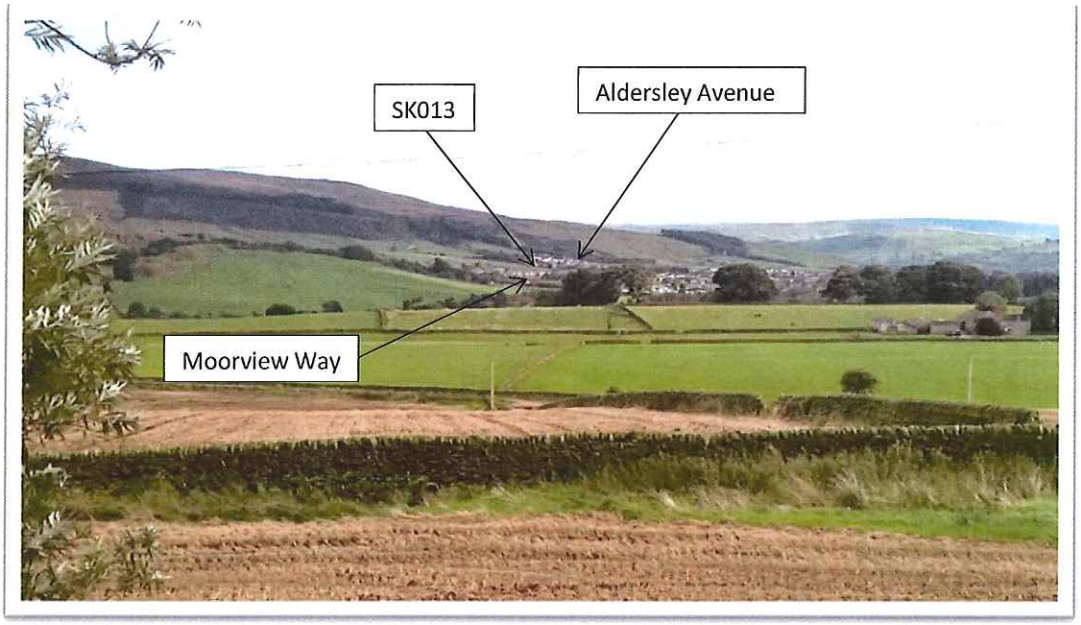


Figure 7.10 (d) View of the west side of Skipton from Embsay Reservoir, within the YDNP. The northern section of site SK081, SK082 & SK108 is just visible from this long distance view; however the site is screened by existing woodland pockets and trees.



Figure 7.10(e) View of the north east side of Skipton from Embsay Reservoir, within the YDNP. Site SK013 is visible together with the existing residential areas of Moorview Way to the south and Aldersley Avenue to the north of site SK013.



Figures 7.10(f) to 7.10(g) View of the north west of Skipton from Sharphaw, within the YDNP. Site SK081, SK082 & SK108 is visible from this long distance view. The existing residential area of Stirtonber, Rockwood is also visible adjoining the site to the east. Existing mature tree copses and field boundaries are also visible.

Figure 7.10(f)

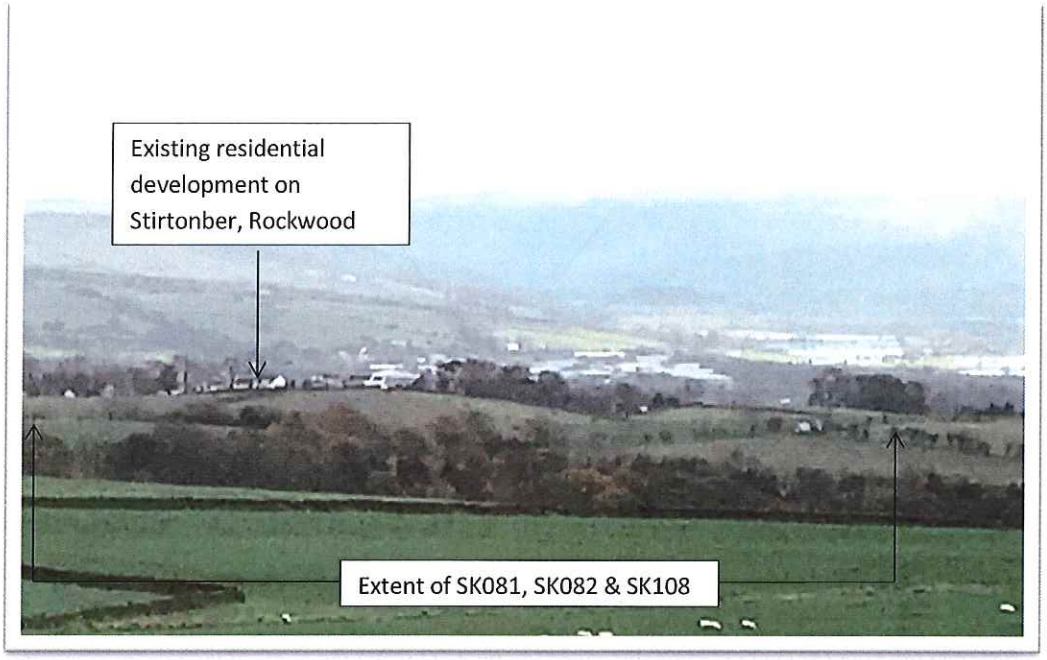
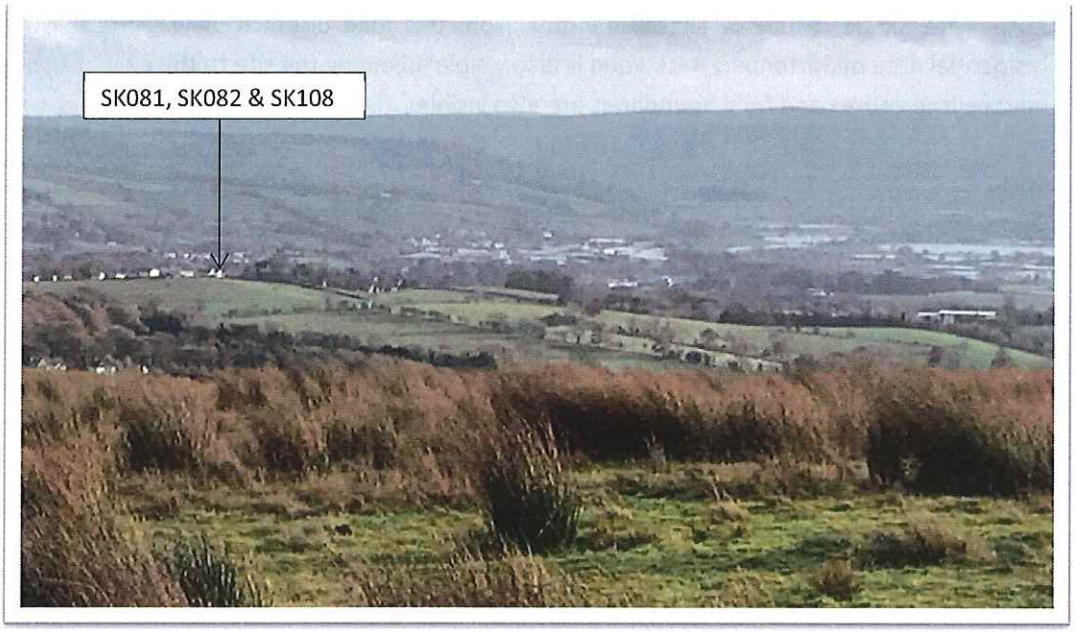


Figure 7.10(g)



7.11 Cumulative impact of proposed site allocations in Skipton on the Yorkshire Dales National Park

From the photographs set out above, it is clear that a limited number of sites within Skipton are visible from the YDNP; however, it is not possible to see all of the sites from any one of the viewpoints.

Sites SK013, SK015, SK081, SK082 & SK108, SK088 and SK089 & SK090 can be seen from the YDNP however given the fact that these proposed sites are connected and well related to the existing built form of Skipton, it is considered that the impact of residential development within these sites would be minimal.

Therefore the cumulative impact on existing landscape character of developing all the proposed site allocations in Skipton is not considered to be significant, and it is not considered to be necessary to discount any of the preferred sites from the Local Plan.

8. Conclusion

8.1 Summary of Study

This report has examined the proposed residential sites in the settlements of Bentham, Gargrave, Ingleton, Settle and Skipton, from the viewpoint of assessing any visual impacts into and out of the Yorkshire Dales National Park or the Forest of Bowland AONB. The chapter on Settle also analyses a proposed housing site in the adjacent smaller settlement of Langcliffe. This has been achieved through a description of the settlement itself, the subject site in question and its visual relationship to the YDNP or the AONB. The cumulative impact of the proposed sites in each settlement has been described.

8.2 Findings

The majority of sites were found to have a negligible impact on views into and out of the YDNP or AONB, or minimal impacts which can be sufficiently reduced with recommended mitigation measures and further LVIA and/or landscape character appraisal work. There some sites in which their visual relationship to the National Park is likely to be improved through appropriate development of the site. One such example is the site IN010 in Ingleton, which is situated adjacent to the Ingleton viaduct.

In Settle, the proposed employment development at the site SG064 has some visual impacts which it is believed can be sufficiently mitigated against through appropriate building design and landscaping. Although the site is in a prominent location at the entrance to Settle, it is not highly visible from the viewpoints within the National Park as it is hidden by Anley Crag Plantation, a thick band of trees which occupy the hill side to the east of the site between the B6480 and the railway line.

In Bentham, the allocation of the proposed sites HB039 and HB042 will now be reviewed as per the findings of this document. It is thought that development of these sites would constitute a significant extension to High Bentham at the eastern end, and would change the open character of this part of the landscape, with resultant negative impacts on the visual relationship with the AONB.

The cumulative visual impacts of the proposed sites in each settlement are thought to be sufficiently minor, and it is not believed that their allocation would significantly alter the visual relationship between the Yorkshire Dales National Park, or in the case of Bentham, the Forest of Bowland AONB.

9. References

- Landscape Design Associates, *'Craven District Outside the Yorkshire Dales National Park and Forest of Bowland AONB, Landscape Appraisal, Final Draft'*, October 2002