

# SHIRES LANE, EMBSAY

LANDSCAPE AND VISUAL APPRAISAL  
JUNE 2015



## GILLESPIES

M5319 700 Shires Lane, Embsay Landscape and Visual Appraisal

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## **CHAPTER 1 INTRODUCTION**

### ***Purpose of Report***

1.1 The purpose of this report is to provide evidence on landscape capacity in support of an outline planning application on behalf of Chatsworth Settlement Trustees (CST) for residential development in Embsay village, located in the Craven district of North Yorkshire.

### ***Structure of Report***

1.2 Chapter 2 has been written by CST and provides the context and case for the scheme. The remaining chapters have been written by Gillespies and contain the Landscape and Visual Appraisal.

1.3 This report addresses the following:

- Context (provided by CTS)
- Methodology
- Description of Development
- Baseline Assessment
- Potential Effects
- Mitigation Measures
- Summary and Conclusions

This report concludes that it is considered that the landscape has the capacity to accommodate the scheme.

## **CHAPTER 2 CONTEXT**

### ***The applicant***

2.1 The Chatsworth Settlement Trustees (CST) is a business which owns and manages land on behalf of the Cavendish Family. It derives income from rents and admission charges to some of its assets (e.g. Chatsworth House, Bolton Priory). It owns the application site and other parcels of land in Craven, and indeed gifted land to Embsay Cricket Club in both 1983 and 1992.

2.2 CST therefore takes a responsible approach to architectural/environmental conservation and community development, but also has to be able to fund such activities accordingly.

### ***Site Context***

2.3 The application site is located on the south side of the settlement of Embsay at the junction of Shires Lane and Low Lane which, respectively, form the north and east boundary of the site. To the west the site has a boundary with a sports field defined by a dry stone wall.

2.4 To the south are open fields and some 250 metres further to the south is the Embsay Steam Railway line and the Skipton Rock Quarry which is prominent in views from the site. The western half of the south boundary is defined by a stone wall and tree belt. The eastern half of the south boundary is undefined.

2.5 The site is relatively flat with a slight gradient rising from south west to north east. There is a distinguishing mound on the east boundary. Green Bottom Beck runs across the site by way of a culvert from the north eastern corner to the southern boundary, and is known to cause localised flooding/drainage issues.

2.6 There are no significant off-site constraints. There is sufficient infrastructure capacity in the vicinity to support the application proposals.

### ***Design Process***

2.7 Liaison with Craven District Council (CDC) and North Yorkshire County Council (NYCC) has been integral to the design of the proposal and the submission of supporting information.

2.8 Pre-application meetings were held with CDC's planning officer on 23<sup>rd</sup> February 2015 and with affordable housing officers on the 9<sup>th</sup> April 2015. These meetings established no fundamental objections to the principle of development provided that a well-designed scheme with an acceptable component of affordable housing was prepared and localised traffic, flooding, ecological, arboricultural and landscape issues were assessed.

2.9 CDC stressed the importance of: good design (i.e. the need for the proposal to retain a rural character to fit with the surrounding area); the acceptability of a proposal with two points of access; and the need for improved pedestrian access to the village centre. These views were confirmed in subsequent telephone conversations and a letter from CDC dated 6<sup>th</sup> March 2015 providing its pre-application advice.

2.10 As such, CST revised its preliminary design proposal and decided against submitting a planning application until it had addressed all of CDC's points and could present a development proposal which takes a sympathetic approach to the predominantly rural character of the area for example by reinstatement of the beck across the site.

2.11 Pre-application discussions were also held with NYCC as the local highways authority. These established no fundamental objections to the principle of development but did identify a need to provide sufficient visibility splays for traffic leaving the site. This requirement has been built into the scheme design.

### ***Development Proposal***

2.12 This is an outline planning application for residential development in which all matters are reserved other than the principle of development and the proposed access. The indicative layout for the site is for a scheme of 39 dwellings served off two separate access points. Each access serves a cluster of 18-20 dwellings.

2.13 The existing dry stone walls along Shires Lane and Low Lane are retained except where it is necessary to create the two access points. Between and around the new junctions on Shires Lane the wall will have to be moved back from the highway edge to create the visibility splays required for highway safety. The existing access at the east end of the Shire Lane frontage will be closed and infilled with a drystone wall.

2.14 The scheme design responds positively to the advice put forward by the Council by adopting an organic layout that controls the dominance of the car and creates clusters of development with stepped frontages; varied rooflines; and variety and interest in private spaces.

2.15 It should be noted that the layout shown is one way of addressing these comments and requirements. There will undoubtedly be other ways of doing so, which may be developed as the reserved matters proposals for the site are drawn up.

2.16 The application proposes that the problematic culvert relating to Green Bottom Beck is opened up and reinstated as a swale to help alleviate localised flooding incidents upstream of the site.

2.17 CST may seek to work up detailed designs and develop the site itself (with a view to retaining or selling it), or it may offer it for sale for others to work up detailed designs and build out the site.

### ***Planning Policy***

2.18 Planning legislation requires applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. However, little weight can be attached to the saved policies of the Craven District Local Plan (CDLP) 1999, since the National Planning Policy Framework (NPPF) 2012 limits the weight to be attached to the

policies of out-of-date Local Plans such as the CDLP and provides for NPPF policy to apply in such circumstances.

2.19 Moreover, the NPPF provides for planning permission for residential development in areas where a Council is failing to meet its 5 year housing supply. This issue is addressed in more detail in the Planning Statement submitted with this application.

2.20 The Craven Draft Local Plan identifies the site as suitable for housing development because it is well-related to existing services and recreational opportunities and has no flood risk or known highway safety issues.

2.21 The Planning Statement demonstrates how the proposal accords with the NPPF and emerging Local Plan policy, and will help address the district's housing supply shortage. It will also have no adverse impact on the area or buildings. As such, it comprises sustainable development and should be granted planning permission accordingly.

### ***Benefits***

The Planning Statement submitted with the application identifies the main benefits of the development proposal as:

- provision of a mix of residential dwellings that will widen the choice of housing in the locality and help to meet the Council's housing requirement
- provision of affordable housing for local residents
- development in keeping with the scale and amenity of the area, for example by the use of traditional materials
- the reinstatement of the beck to replace the existing culvert crossing the site to help alleviate localised flooding issues
- Supporting the viability of local services and community facilities
- Ecological benefits arising from the re-instatement of the beck and retention of the trees on the south-western corner of the site.

## CHAPTER 3 METHODOLOGY

3.1 The methodology used in the preparation of this report is based on the 'Guidelines for Landscape and Visual Assessment 3rd Edition' (GLVIA3) published in April 2013 by the Landscape Institute and IEMA.'

3.2 Landscape and Visual Impact Assessment (LVIA) is a tool to be used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity.' An LVIA may be carried out formally as part of an Environmental Impact Assessment (EIA), or informally as a contribution to the appraisal of development proposals. In view of the fact that the subject of this appraisal is at an outline stage, is subject to change and has no specific detail available (e.g. no detailed elevations, planting type or locations), a full LVIA accurately assessing the landscape and visual impacts of the development is not possible. GLVIA3 has therefore been used for guidance only; the details of the methodology have been adapted to produce a baseline inventory and description of landscape character appropriate to the purposes of the study, the context of the site and the scale and nature of the proposals.

3.3 The general steps taken in the LVIA process remain relevant to this landscape and visual appraisal and those used in this report can be summarised into four key stages:

- i. Identification and evaluation of the baseline landscape and visual context of the identified study area;
- ii. Review of the development proposal and identification of potential sources of effect;
- iii. Prediction of landscape and visual effects; and
- iv. Mitigation measures

3.4 The landscape and visual appraisal process involved desk-study, fieldwork observation, photography and subjective professional judgement.

### *Nature and Scope of Effects*

3.5 The potential landscape and visual effects of the indicative scheme were assessed separately:

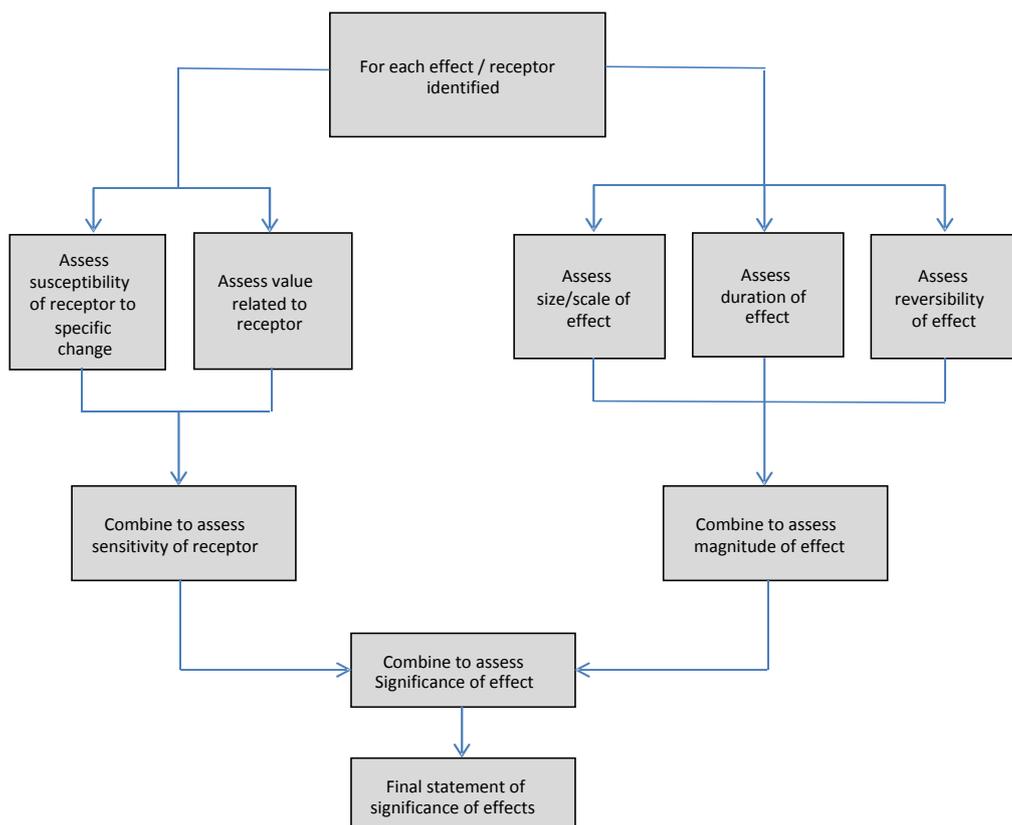
- i. Landscape effects includes direct effects upon the fabric of the landscape (such as the addition, removal or alteration of structures, woodlands, trees or hedgerows), which may alter the character and perceived quality of the area, or more general effects on landscape character and designated areas of landscape arising from the introduction of new man-made features.
- ii. Visual effects relate to specific changes in the composition of views and the effects of those changes on visual receptors (e.g. residents, business users, users of recreational open space, views to and from valued landscapes).

## Identification and Assessment of Effects

3.6 The key aspects of the indicative scheme are considered against the baseline conditions to allow the potential significant landscape and visual effects to be predicted. Detailed consideration was given to effects on:

- i. Landscape receptors, including the constituent elements of the landscape, its aesthetic or perceptual qualities and the character of the landscape along the proposed route.
- ii. Visual receptors or the people who could be affected by changes in views and visual amenity at different locations. These receptors were covered by an assessment of representative viewpoints.

3.7 The potential effects of the indicative scheme were then identified by establishing and describing the changes resulting from the different components of the development and the predicted effects on individual landscape or visual receptors. This took account of both the nature or sensitivity of the receptor and the nature or magnitude of the change likely to occur, in a sequence of steps as illustrated in the flow chart below, which is taken from GLVIA3.



(Source GLVIA3 Figure 3.5)

3.8 Each judgement was determined by a combination of quantitative and qualitative assessment using professional judgement accompanied by a clearly explained rationale. A full explanation as to how the sensitivity of receptors and magnitude of effect have been considered is set out within Appendix A, Methodology. The assessments are then combined in order to assess the significance of effects. In view of the fact that the proposals are at an outline stage and that this report represents a landscape and visual appraisal only, it has not been possible to

produce a final statement of significance of effects. For the purpose of this assessment, potential significance of effects are categorised as follows:

- i. **Negligible** – no detectable change to the environment
- ii. **Minor** – a detectable change to the environment
- iii. **Moderate** – a material but non-fundamental change to the environment
- iv. **Major** – a fundamental change to the environment

3.9 Predicted effects can be adverse or beneficial. The design and appearance of the development and how it sits within the surrounding landscape, together with the nature of that landscape will influence the nature of the effects. Given the permanent nature of the development these effects are considered long-term.

#### ***Presentation of Images and Graphic Techniques***

3.10 Photographs were taken on site with a fixed focal length lens (effectively 50 mm) on a digital SLR camera; to give an angle of view similar to that of the human eye. Photographs were taken in clear weather conditions that were as close to ideal as possible throughout the duration of the study. For each of the photographs a consistent aperture was used and the shutter speed adjusted to accommodate the light conditions at the time the photograph was taken.

## **CHAPTER 4 DESCRIPTION OF THE DEVELOPMENT (INCLUDING EMBEDDED MITIGATION AND LANDSCAPE MITIGATION PRINCIPLES)**

4.1 The indicative development scheme is shown within Figure 1 Indicative Layout Plan and is described within Chapter 2. Chapter 2 also describes the design process and how the proposals have been developed in consultation with Craven District Council. As such, the design has been developed as part of an iterative process and remains open to further change as part of the planning process.

4.2 Through site survey and analysis of the current proposals, it has been possible for this study to produce some basic landscape mitigation principles which can be applied to the outline scheme at this stage and which can be further developed as the scheme evolves. Those principles are illustrated within Figure 2 Landscape Mitigation Principles. This landscape and visual appraisal has been produced on the basis that these principles are in place.

4.3 The scheme is described as having an organic layout which creates two clusters of development which have stepped frontages, varied rooflines and a variety of public spaces in addition to private gardens. The proposals retain the existing dry stone wall and trees where at all possible and which currently form the majority of the boundary of the existing scheme.

4.4 The result is that the mass and density of the housing is broken and set back from Shires Lane and Low Lane whilst the variety in roofline and stepping back of the properties adds interest. It also allows views through from Shires Lane to the South. The landscape Mitigation Principles (Figure 2) seek to strengthen these characteristics by adding a hedged boundary to the existing dry stone walls with hedgerow trees at 10 m intervals. Where the current boundary is open (to the eastern extent of the southern boundary), it is proposed that the hedged boundary with trees continues. The aim is to avoid the close boarded timber fencing which is frequently used for housing boundaries and instead use materials and vegetated boundaries more sympathetic to the character of the area at least at the more visible periphery of the site.

4.5 Individual trees are also proposed for the private gardens and communal spaces in order to further break up the mass of the built form and to provide focal points.

4.6 To the south east of the site, the land remains in the ownership of CST. An existing low dry stone wall with post and wire fence forms the southern boundary. A woodland buffer is proposed for that southern boundary which will provide additional substantial screening from the south of the site.

## **CHAPTER 5 ZONE OF VISUAL INFLUENCE AND STUDY AREA**

5.1 Computer aided terrain analysis is a useful tool in the evaluation of the extent of potential visibility over an extensive area. However, in view of the outline nature of these proposals, a 'Zone of Theoretical Visibility' (ZTV) has been produced on the basis of site survey. This gives an indication of the theoretical maximum visibility of the indicative scheme and was used to assist the evaluation of potential landscape and visual effects. This ZTV is presented in Figure 3 Zone of Theoretical Visibility. As it has been undertaken manually during site survey, it takes into account intervening vegetation and buildings which serve to screen views.

5.2 It will be appreciated that this ZTV has limits in that it has been produced from publicly accessible land and by assessing what is visible from the development site. It is therefore to be used as a rough guide and starting point in which to select appropriate viewpoints and the likely areas of visibility.

5.3 Figure 3 illustrates that the development site has a relatively small visual envelope, views frequently being screened by intervening vegetation, topography and built form. When elevation allows more direct views, distance means that the development is likely to be seen as a small and often imperceptible extension of the existing settlement of Embsay.

5.4 A study area has been calculated using a 2km buffer from the development site as experience on similar projects and site observations have revealed that, beyond 2km, any changes to views or landscape character as a result of the indicative scheme would be likely to be insignificant.

## CHAPTER 6 LANDSCAPE BASELINE

6.1 The initial step in any landscape or visual assessment or appraisal is to record and evaluate the existing landscape and visual conditions throughout the study area. The data collected forms the basis from which the potential landscape and visual effects of a development proposal may be identified and assessed. Data collected and reviewed includes:

- i. Review of landscape planning designations and policy.
- ii. An understanding of the landscape in the study area: its constituent elements; its character and the way that this varies spatially; and the value attached to it.
- iii. An understanding of the areas from which the indicative scheme may be visible, the different groups of people (visual receptors) who may be affected and the nature of the views and visual amenity currently experienced.

6.2 This appraisal was undertaken through a combination of desk-study and fieldwork observations in May 2015 having regard for the indicative site layout (Figure 1).

### *Landscape Policy and Landscape Designations*

6.3 Constraints specifically applicable to landscape have been mapped and are shown on Figure 4: Landscape Related Designations. The notable designations are listed below with descriptions following thereafter:

- Yorkshire Dales National Park
- Sustrans Regional Route and National Cycle Route 696
- CRoW Open Access Land
- SSSI / SAC / SPA
- Ancient Woodland
- Listed Buildings
- Embsay Conservation Area

### National Landscape Designations

6.4 There are no national landscape designations within the indicative scheme red line boundary; however the site lies close to the Yorkshire Dales National Park.

### Yorkshire Dales National Park (YDNP)

6.5 The National park covers an area of 1,762 square kilometres of the central Pennines. As shown on Figure 4 Landscape Related Designations, the development proposals are located a short distance to the south of its southern boundary. Whilst the indicative scheme site itself does not fall within the National park, it is located approximately 250m away at its closest point.

6.6 In view of its national designation, the Yorkshire Dales National Park is considered to have high susceptibility to change and high value and is therefore considered to be a high sensitivity receptor.

### Sustrans Cycle Routes

6.7 Sustrans National Route 696 is a walking and cycle route which runs along Shires Lane, running parallel to the northern boundary of the site before turning south along Low Lane, running parallel to the eastern boundary of the site. It then continues in a general easterly direction towards Bolton Abbey village.

6.8 Sustrans Regional Route 10 is not part of the National Cycle Network but it provides a regional cycle connection from Skipton in the south of the YDNP to the north and north west of the YDNP via Grassmere, Grinton and Dent, connecting with several other National Cycle Network trail along the route. This regional route travels along East Lane to the west of the site (320 m at its closest point) and proceeds into Embsay village, along Main Street and northwards up Kirk Lane (270 m at its closest point).

6.9 The development would not directly affect the alignment of either of the Sustrans cycle routes and there are therefore no landscape effects. Any potential visual effects are considered in the Visual Effects section of this appraisal.

### Open Access Land

6.10 The Countryside and Rights of Way Act 2000 (CRoW Act) normally gives public right of access to land mapped as open country or common land. Land subject to pre-existing rights before the act was introduced are known as section 15 land. The northern extent of the study area consists of Section 15 Open Access Land which is also Registered Common Land. There is also a small area of Open Country found to the north east of the development site at Easby Crag.

6.11 In view of the distance from the development site, there are no direct landscape effects on the Open Access Land. Any potential visual effects are considered in the Visual Effects section of this appraisal.

### *Ecological Designations*

#### SSSI / SPA / SAC

6.12 The northern extent of the study area (approximately 1.4 km to the north at its closest point) is classified as the North Pennine Moors Special Area of Conservation (SAC) and Special Protection Area (SPA). It is also designated as the West Nidderdale, Barden and Blubberhouses Moors Site of Special Scientific Interest (SSSI). There is an additional small area of SSSI (Holy Well Bridge) located at Holywell Halt, approximately 1.2 km to the south east of the site.

6.13 In view of the distance from the development site, there are no direct landscape effects on these designations.

#### Ancient Woodlands/TPOs

6.14 There is one small area of Ancient Woodland (Heugh Gill Wood) located approximately 900m to the north west of the site.

6.15 There are no trees subject to Tree Preservation Orders (TPOs) within the indicative scheme boundary.

6.16 In view of distance or lack of incidence within the development site, there are no direct landscape effects on these elements.

### *Cultural Heritage Designations*

#### Conservation Area

6.16 The Emsay Conservation area is located to the north and north west of the development site and is approximately 140 m away area at its closest point to the north west. In view of this distance and the screening effect of built form, there are no direct effects on the conservation area or its setting.

#### Listed Buildings

6.17 There are a number of listed buildings contained within the Emsay Conservation area, the closest being approximately 175m to the north of the development site. There is an additional cluster of listed buildings located to the south west of the site, the majority of which are associated with Emsay heritage railway station, the closest being approximately 560 m away. In view of the distance from the development site, there are no direct effects on these listed buildings or their settings.

#### Relevant Local Policy

6.18 The site is located within Open Countryside as identified within the local plan. The Local Plan policies are now of limited weight with the NPPF taking precedence. However, of relevance to this study are ENV1 Developments in Local Countryside and ENV2 Requirements for Development in the Open Countryside.

### *Landscape Context*

#### Site Context (Landscape and Visual Baseline)

6.19 The indicative scheme lies to the south east of Emsay and outside of its settlement boundary. To the north it is bounded by a dry stone wall which edges Shires Lane with Emsay village being situated on the other side of the lane. To the east, the site is bounded by a further dry stone wall which edges Low Lane and to the west it is bounded by a tree lined cricket pitch and which is enclosed by a further dry stone wall. To the south, the aspect is more open, the land sloping down to the Emsay and Bolton Abbey Village heritage railway, then rising steeply to Skipton Rock quarry located approximately 600 m to the south. The western section of the southern boundary is bounded by a dry stone wall lined partially with Poplar trees.

6.20 The southern edge of Emsay which is located to the north of the development site is formed by a mix of residential dwellings which face Shires Lane. The housing is of mixed styles, the majority being stone faced detached housing from the second half of the 20<sup>th</sup> century. Immediately to the north western corner of the site is located a pump house operated by Yorkshire Water and surrounded by a small fenced compound.

6.21 The site itself is comprised of grass pasture, the majority of which is bounded by dry stone wall except for the eastern section of its southern boundary which is open. The site is largely flat apart from the north eastern corner which rises steeply to meet Low Lane. The village of Embsay rises gently to the north which means that views of the site from the north are largely screened by built form. To the east, the cricket pitch is located on a raised embankment bounded by drystone wall and trees. Although holding only a slightly elevated position, it does serve to give a feeling of physical separation between the development site and the grass pasture located to the west of the cricket pitch with the south western extent of Embsay lying beyond that. To the east, the land again consists of grass pasture although it is much more undulating in character, rising generally to the north and north east. Low Lane is sunken and lined by dry stone walls which gives a sense of physical and visual disconnection between the undulating, rising land to the north of Low Lane and the land to the south of Low Lane which descends relatively steeply to the Embsay and Bolton Abbey heritage railway and Haw Beck.

6.22 To the south of the railway line, the face of Skipton Rock Quarry is a significant man made feature and forms an imposing, but not particularly attractive, skyline. It also forms the edge of the area of land characterised by Craven District Council within their Landscape Character Assessment as '*Disturbed Landscapes*'. To the north, the rising land of the YDNP forms another distinct skyline. To the east and west the skylines are more open.

6.23 Trees are largely restricted to field, road and garden boundaries along with the boundary to the cricket pitch. The garden and boundary trees to Shires lane create an attractive semi-tree lined lane. The row of poplar trees which line the western extent of the southern boundary of the site are also a distinctive feature in the landscape. Trees can be seen lining the railway line and Haw Beck and there is a larger block of woodland located to the south west of the site to the south of the railway line.

### ***Landscape Character***

6.24 Landscape character is defined as the distinct recognisable and consistent pattern of elements in the landscape that makes one landscape different from another. The character comes from a combination of elements including landform, land use, vegetation cover, field boundaries, settlement patterns and types of buildings, roads, railways and rights of way.

6.25 Whilst these elements are described briefly in the previous section, in accordance with GLVIA3, it is appropriate to utilise existing Landscape Character Assessments (LCAs) which have been undertaken at a national, regional and local level. These help understand the baseline landscape character in order that an assessment can be made as to what, if any, effects may arise from the proposed development.

6.26 There are three such LCAs which are relevant to the indicative scheme and these are listed below with the boundaries presented within Figure 5 Regional Landscape Character Areas. Full details of the studies are contained within Appendix B with cognisance of those studies being taken into account in the assessment of effects on landscape character contained within this report.

## National Character Areas

- NCA Profile 21. Yorkshire Dales

## Regional Landscape Character Areas

6.27 The regional landscape character areas which are applicable to the study are found within the *Yorkshire Dales National Park (YDNP) Landscape Character Assessment* and *Craven District Council (CDC) Landscape Character*. The relevant LCAs are:

- (YDNP) Craven Dales and Southern/ South Western Dale Fringes
- (YDNP) Southern Gritstone Moor and Fells
- (CDC) 10 Pasture with Woodland Gills and Woodland
- (CDC) 13 Open Upland Pasture/ Unenclosed
- (CDC) 15 Open Upland Pasture / Irregular Stone Walls
- (CDC) 19 Moorland Fringe
- (CDC) 22 Disturbed Landscapes

6.28 The development site is located within 10 *Pasture with Woodland Gills and Woodland*.

## CHAPTER 7 VISUAL BASELINE

7.1 The site is located immediately to the south eastern edge of Embsay at an approximate height of 160m AOD. The existing built edge of Embsay Village limits views to the north although the distant rising ground of the YDNP can be seen above the rooftops when viewed with some distance. To the south, the skyline is enclosed by the distinctive skyline formed by the Skipton Rock quarry. To the east the horizon is formed by the undulating landform created by a number of tributaries which flow south into Haw Beck. To the west, views are not quite as open, being restricted by the raised area of cricket pitch, its boundary trees and ultimately the south western built edge of Embsay.

### *Visual Receptors*

7.2 As has been discussed, a ZTV has been assessed on the basis of on site survey and is shown on Figure 3 Zone of Theoretical Visibility. It should be seen as a useful approximate guide to assist in identifying key visual receptors.

7.3 The main visual receptors include:

- Visitors to the Yorkshire Dales National Park including users of the Open Access Land
- Visitors to the Embsay and Bolton Abbey heritage railway
- Residents of Embsay
- Footpath users and cyclists using Sustrans NCN 696
- Road users – in particular Shires Lane and Low Lane
- Recreational users of Embsay Cricket Club

### Yorkshire Dales National Park (YDNP)

7.4 This receptor has been discussed as a landscape receptor within the Landscape Baseline section. It is located 250m away to the north at its closest point and north of Embsay village. As such, views from this receptor are largely screened by the existing built form of Embsay. Where there are potential views, these will be distant and the development will be seen as an extension of the elements which already exist. Therefore, despite the high sensitivity of this receptor, magnitude of change is considered to be negligible to minor. The effect is therefore considered to be negligible to minor adverse at worst.

### Embsay and Bolton Abbey heritage railway

7.5 The Embsay and Bolton Abbey steam railway runs in an east-west orientation approximately 250m to the south of the development site. The steam railway runs services at weekends, the service increasing during the summer months and holding special events throughout the year. In view of its sunken location, views of the development site are limited but, as illustrated by the ZTV, there is one location to the south west of the site where a shallow valley allows a glimpsed view of the development site. That view however is transient and experienced by a receptor whose sight of a settlement within the countryside is not out of character. The development brings existing elements of the view (namely urban development) forward in the view rather than introducing new elements. Magnitude of effect is therefore

considered to be minor adverse at worst. The effect is therefore found to be negligible to minor adverse at worst.

### Embsay

7.6 The village of Embsay is located 3 km north east of Skipton and has a population of approximately 2000. The historic part of Embsay is largely located to the central and northern parts of the village which is where the conservation area is situated. To the east and west of the village, the housing is more modern, dating back from a range of 20<sup>th</sup> century periods and having a mix of styles. Immediately north of the development site, the housing largely consists of stone faced detached housing ranging from the latter half of the 20<sup>th</sup> century situated in good sized, well maintained garden plots.

7.7 In view of the fact that Embsay rises gently to the north, views of the development site are largely screened by its own built form and vegetation. There will be clear views from the immediate built edge of Shires Lane although many properties have hedge and tree boundaries to their front garden and are well set back from Shires Lane, often providing significant screening.

7.8 Residential receptors are seen as having a high sensitivity to change. Magnitude of effect will range from property to property depending on orientation and extent of screening provided by the front boundary. Significance of effect from Shires Lane is found to be moderate adverse on the basis that, whilst there may be a significant change in the view, the current view is of a quarry. Therefore, the development, whilst representing a considerable change, does not represent a deterioration in the view on the basis that the development and its landscape proposals are to be of a high quality, attractive housing development and contain a high degree of embedded mitigation.

### Footpath users and cyclists using Sustrans NCN 696

7.9 Such users are more sensitive to change as their recreation will involve the enjoyment of the countryside. However, users are unlikely to have high expectations of the views experienced along Shires Lane and Low Lane in the immediate vicinity of the development site as these are seen in the context of the existing settlement of Embsay. Sensitivity is therefore moderate, magnitude of change is also moderate in view of the more urban context but particularly in view of the presence of the existing quarry. Therefore, whilst there is a moderate adverse change in the view, as with residents of Embsay, on the basis that the development is of high quality, the considerable change does not represent a deterioration in the view.

### Road users –Shires Lane and Low Lane

7.10 Road users tend to focus their attention on the road rather than on views unless it is a promoted or tourist route. Their views are also transient. Sensitivity is therefore much lower. Consequently, despite the fact that magnitude of change is moderate, overall effect is found to be moderate adverse at worst.

## Recreational users of Embsay Cricket Club

7.11 Embsay Cricket Club is located directly to the west of the development site. It consists of a cricket pitch with club house located to the north west corner. Spectators will therefore have views across the pitch to the development site. As has been described previously, the pitch is elevated in comparison to the development site and has a fairly well treed boundary. Views of the development will therefore be of the upper portions of the proposed houses and these will be screened partially by existing and proposed trees and hedgerows. As spectators, attention is focused on the sport rather than the surroundings. Sensitivity is therefore considered to be moderate. Magnitude of change is considered to be moderate adverse and overall the effect is also found to be moderate.

### ***Viewpoints***

7.12 Bearing in mind the relatively small ZTV, three viewpoints in close proximity to the development have been identified to represent a range of visual receptors, for example residential receptors, recreational resources and linear routes within the study area. Viewpoints for residential receptors are representative i.e not from a particular property, unless stated. Viewpoints are located on publically accessible land. These are listed in Table 1.

7.13 Appendix D presents the photographs showing the three viewpoints and describes them in more detail, to include the location, distance, details of the receptor groups and the sensitivity of the receptors. This appendix is summarised in Table 1 below:

Viewpoint Ref	Viewpoint Title	Receptor	Sensitivity	Distance to development site
1	Field Boundary at Low Lane	Road users, recreational (Sustrans NCN 696)	Moderate	100 m
2	Opposite No. 15 Shires Lane	Residential, Road users, recreational (Sustrans NCN 696)	Moderate to High	3 m
3	Bench at corner of Low Lane and Shires Lane	Road users, recreational (Sustrans NCN 696)	Moderate	30 m

## CHAPTER 8 POTENTIAL LANDSCAPE AND VISUAL EFFECTS

8.1 This section considers the potential impacts of the proposed scheme on the adjacent National Park, on identified landscape character areas (LCAs) and the significant features within them and the key receptors and viewpoints identified during the site visit.

### *Potential Landscape Effects*

#### Effects on Landscape Elements

8.2 The main elements of the landscape which will be subject to direct effects consist of trees and landscape pattern. These are discussed below.

8.3 As discussed, trees within the local landscape are mainly limited to field, garden and road boundaries. It is the intention of the scheme to retain these trees where at all possible in order to give the proposals a sense of establishment and to help with screening. There is a possibility that there may be some loss where the new road access is planned for the development on Shires Lane. These trees are predominantly self-seeded sycamores. It is the recommendation of this appraisal that the boundary treatment for Shires Lane incorporates a hedgerow interspersed with hedgerow trees at 10 metre intervals. Such proposals will more than compensate for such losses and add greater biodiversity.

8.4 It is also the recommendation of this appraisal that a woodland buffer be planted to the south of the development site which is currently enclosed by a low dry stone wall with post and wire fencing – a length of approximately 125m. The ownership of this land is also with CST. This would provide significant screening of the development when viewed from the south east and would also respect and strengthen the existing character of the local landscape, mirroring the pattern created by the belt of poplar trees sound to the south western extent of the southern boundary of the development site.

8.5 This appraisal also recommends the incorporation of trees within the public and private areas (e.g. gardens) of the new development. The use of such trees will serve to break up the visual mass of the new built form but will also help to give the proposals a sense of establishment early on and reflect the well treed environment created by the surrounding existing housing, thereby helping to assimilate the new proposals within the existing village.

8.6 In terms of landscape pattern, the indicative proposals respect the existing pattern of the landscape. The existing field boundaries would remain unchanged and would be, if anything, strengthened with the use of hedgerows and hedgerow trees. On the south eastern extent of the southern boundary of the site there is currently no boundary. It is the recommendation of this appraisal that this boundary be enclosed by the use of hedgerows with trees. Whilst this would reduce the scale of the field pattern, it is still in keeping with the scale of the landscape within which it sits.

8.7 There would be a change in land use in that the development site would change from a pastoral field to a housing estate. This is a significant change in use but not significant in terms of the extent of land, nor its effect upon the existing pattern of field boundaries. These changes in land use are not therefore considered to represent a significant effect.

## Effects on National and Local Designations

8.8 The indicative scheme lies approximately 250 m from the Yorkshire Dales National Park although it is largely screened from the national park by the built form of Embsay village. The proposals seek to sympathetically expand what is already there (good quality housing surrounded by well treed gardens) and this will not directly affect the elements of the National Park. There would therefore be no significant effects.

8.9 Whilst a Sustrans Regional Route, areas of Open Access land, Listed Buildings and Embsay Conservation Area are all noted within the baseline, in view of either distance or intervening topography, vegetation and / or built form, there are no direct effects on these designations.

8.10 The baseline study has also noted the existence of ancient woodland, SSSI, SAC and SPA within the study area. These would not be directly affected by the indicative scheme and there would therefore be no significant effects.

## Effects on Landscape Character

8.11 Although it is considered that the scheme would potentially have moderate local effects on landscape character, it would not affect the overall character of the area as the new elements introduced by the scheme would not be out of keeping with those which currently exist. The proposals represent a sympathetic expansion of a village already in existence and, whilst the new housing will be located outside of the current settlement boundary on a pastoral field, the existence of the cricket pitch, pump house and the back drop provided by Skipton Rock quarry mean that this is not a landscape perceived as a pristine country scene but rather a landscape already influenced by man made features.

8.12 This appraisal is supported by the management objectives of CDC for the LCA in which the scheme is located (Pasture with Wooded Gills and Woodland), full details of which are provided within Appendix B. The key and applicable conservation issues relevant to this scheme are listed as being to conserve the existing field boundary pattern through conservation of dry stone walls and to conserve and manage woodland / woodland pockets. In all of these respects, the indicative scheme would not have significant effects on the existing Landscape Character and it is therefore considered that, in landscape terms, it has the capacity to accommodate the development.

## ***Potential Visual Effects***

### Viewpoint Analysis

8.13 To illustrate the nature and extent of the potential landscape and visual effects arising from the indicative scheme, a series of viewpoint locations were identified. These were selected to be representative of different visual receptor groups. In view of the relatively small ZTV, the viewpoints are in close proximity to the development and represent the 'worst case' scenario. This should be borne in mind when considering the findings.

8.14 Three viewpoints were selected through desk top analysis of the OS and aerial mapping and confirmed and adjusted during site survey. These viewpoints are illustrated in Figure 6: Viewpoint Locations.

8.15 For each viewpoint, photographs were taken in the field to record the views present and at each viewpoint an analysis of the potential effect of the development proposal on the landscape and views was carried out. These are recorded within Appendix D.

8.16 A summary of the findings of the visual effects are presented in Table 2. Note that this only summarises those viewpoints which would potentially have a view of the development. The effects are deemed to be adverse unless expressly stated as being beneficial.

VP No.	Sensitivity	Magnitude of Effect		Significance of effect	
		Year 0	Year 15+	Year 0	Year 15+
1	Moderate	Moderate	Moderate	Moderate	Negligible to Low
2	Moderate	Moderate-major	Moderate	Moderate to major	Moderate
3	Moderate	Moderate to major	Moderate	Moderate to Major	Moderate

8.17 Of the three viewpoints, all would potentially experience moderate to moderate-major adverse effects in year 0. Two of those views (both looking generally south) would reduce to a moderate adverse effect at year 15+ after planting proposals have matured and the scheme has softened. The other viewpoint (looking generally north) would decrease to negligible to low.

8.18 Whilst two of these three viewpoints therefore are, prima facie, considered to have significant adverse effects in the long term, these judgements should be considered in all of the circumstances:

8.19 The development represent a significant change from pastoral field to a housing development. This is such a significant change in land use that where the view is taken from such close proximity, the magnitude of change and therefore the significance of effect is always going to be considered to be high. However, the context of the view and the quality of the development should also be taken into account. As has been previously stated, this is not a pristine rural view but rather the view over pastoral fields towards a working quarry. The intention of the proposals is to create an attractive area of high quality housing in keeping with the scale and vernacular of the existing village and set within an attractive, well treed setting. Therefore, whilst the proposals represent a significant change, they are not unattractive and do not therefore represent a significant deterioration in the view. The context of the viewer must also be taken into account in that these are views from the edge of an existing relatively large settlement rather than from receptors located within open countryside. The new elements are not therefore uncharacteristic when set within the attributes of the receiving environment, nor its context. Finally, this is not a promoted view. Recreational users and residents are surrounded by other, arguably more attractive views and these remain unaffected by the new development.

8.20 In view of all of these circumstances, despite the judgements in relation to visual effects, it is considered that, visually, the landscape has the capacity to accommodate the development.

## **CHAPTER 9 MITIGATION MEASURES**

9.1 Good design is an iterative process and should continue to consider the potential effects that a development may have on landscape and visual receptors at all stages from concept to construction on site. Through good design the need for extensive mitigation can be reduced or even removed. Consequently, during the concept development for this scheme, there has been consideration of the consultation with and responses from the Principal Planning Officer<sup>1</sup>, the full details of which are set out within Chapter 2.

9.2 Central to this scheme is the intention for the proposed built form to be of the highest quality, with the architecture reflecting the local vernacular in terms of scale, design and materials. In this sense the indicative scheme would be seen as a natural extension, easily assimilated into the existing village.

9.3 High quality, well planned landscape proposals are also the intention of the proposals and this was a key objective of this landscape and visual appraisal in order that suitable measures could be suggested and integrated into the scheme as further embedded mitigation.

9.4 Detailed proposals would need to consider further measures to mitigate the potential effects of the indicative scheme. At the next stage of the planning process, further, more detailed mitigation measures will be included to address construction operations as well as the operation of and the design of the built development. In general, the implementation, and successful management of, the landscape masterplan (based on retaining existing vegetation where practicable and supplementing it with new planting), will, in the mid to long term, serve to assimilate the site into the surroundings successfully.

9.5 As this report does not constitute a full LVIA and the indicative scheme is not at a detailed stage it is not possible to carry out an appraisal of potential residual effects.

## **CHAPTER 10 SUMMARY AND CONCLUSIONS**

### **Effect on landscape**

10.1 Whilst the indicative scheme would result in some localised impacts on the landscape such as the possible loss of a limited number of trees to Shire Lane, the scheme proposes to plant far more by way of compensation. Furthermore, the new planting seeks to reinforce the 'semi enclosed intermediate landscape' character of the area as classified by CDC. Moreover, the scheme represents an extension of what already exists rather than introducing new elements and characteristics. It is therefore considered that the landscape has the capacity to accommodate the scheme and that it would not result in any considerable adverse effects in the long term.

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<sup>1</sup> Letter from Mark Moore, Principal Planning Officer, of Craven District Council dated 6<sup>th</sup> March 2015.

## Effect on Visual amenity

10.2 It is considered that this partly built up, fairly well treed landscape with its varied topography often already provides effective screening of the indicative scheme, particularly when viewed from a distance. Indeed, as the ZTV indicates, the proposals have a relatively small visual influence. Where the scheme would be viewed in close proximity, the effects inevitably represent a considerable visual change. The following issues should therefore be taken into consideration:

- All of the viewpoints taken are in close proximity to the scheme (between 3m and 100m) and represent the 'worst case scenario'. This is such a considerable change in land use that the magnitude of change, and therefore the significance of effect, is always going to be considered to be high at such distances.
- The scheme proposes to extend elements which are already in existence within the vicinity (namely housing) rather than introducing new elements into the view. These are elements which are already seen in the view (for instance views from the south see the existing settlement edge brought forward in the view) or elements which are in existence within the context of the view (for instance views from the north looking southwards where the receptor is aware of the existence and context of Embsay village)
- This is not a pristine rural view but rather the view over pastoral fields from the edge of a settlement towards a working quarry. Views are already affected by man-made influences.
- The context of the receptors should be taken into account in that these are views from the edge of an existing relatively large settlement rather than from receptors located within open countryside. Further built development within the view is not out of keeping of the context of the view, nor out of keeping with the characteristics of the receiving environment.
- The intention of the proposals is to create an attractive area of high quality housing in keeping with the scale and vernacular of the existing village and set within an attractive, well treed setting. Therefore, whilst the proposals represent a significant change in land use, they are not unattractive and do not represent a significant deterioration in the view.
- Finally, this is not a promoted view. Recreational users and residents are surrounded by other, far more attractive views and these remain unaffected by the new development.

10.3 In view of these issues, and despite the potential significance effects, it is considered that the landscape has the capacity to accommodate the indicative scheme in visual terms.

# SHIRES LANE, EMBSAY

LANDSCAPE AND VISUAL APPRAISAL - APPENDICES

JUNE 2015

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CHATSWORTH

## GILLESPIES

M5319 Shires Lane, Embsay. Landscape and Visual Appraisal

Made:	Checked	Version	Date
LR	RG/TW	Draft	29/05/2015
LR	LM/TW	Final	03/06/2015
LR	LM/TW	Final	05/06/2015

## APPENDIX A – METHODOLOGY

The following tables provide further information and guidance as to how assessments have been made in terms of landscape and visual sensitivity, magnitude of change and significance of effects. They follow the guidance included within GLVIA3.

### Establishing Landscape Sensitivity

Sensitivity	Typical Criteria
High	Landscapes, which taking into account their character are highly vulnerable to any changes likely to arise from development.
Moderate	Landscapes, which taking into account their character can potentially absorb some of the change likely to arise from development.
Low	Landscapes, which taking into account their character can accommodate more of the change likely to arise from development.

Table A.1 – Categories of Landscape Sensitivity

### Establishing Visual Sensitivity

Sensitivity	Description
High	<p>Residents in individual properties or settlements or communities where views contribute to the visual amenity or landscape setting enjoyed by residents in the area.</p> <p>People engaged in outdoor informal recreation for example users of Public Rights of Way, Open Access Areas, scenic routes, and national and regionally promoted long distance trails or cycleways.</p> <p>Visitors to cultural heritage assets for example designated landscapes and historic landscapes where views of the surrounding landscape make an important contribution to the experience.</p>
Moderate	<p>People engaged in outdoor recreation or sport which does not involve or depend upon appreciation of views in the landscape.</p> <p>People at work where the quality of the landscape setting is less important.</p> <p>Travellers on rural roads.</p>
Low	<p>People engaged in industrial indoor activities.</p> <p>Travellers on high usage main roads and mainline rail passengers.</p>

Table A.2 Categories of Receptor Sensitivity

## Assessing the Magnitude of Landscape Effects

<b>Magnitude of Effect</b>	<b>Typical Criteria</b>
<b>Major</b>	<i>Total loss or major alteration to key elements / features / characteristics of the baseline landscape and/or introduction of elements considered to be totally uncharacteristic when set within the attributes of the receiving environment.</i>
<b>Moderate</b>	<i>Partial loss or alteration to one or more key elements / features / characteristics of the baseline landscape and/or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving environment.</i>
<b>Minor</b>	<i>Minor loss or alteration to one or more key elements / features / characteristics of the baseline landscape and/or introduction of elements that may not be uncharacteristic when set within the attributes of the receiving environment.</i>
<b>Negligible</b>	<i>Very minor loss or alteration to one or more key elements / features / characteristics of the baseline landscape and/or introduction of elements that are not uncharacteristic with the surrounding environment – approximating the ‘no change’ situation.</i>
<b>None</b>	<i>No detectable effect.</i>

Table A.3 - Definition of Magnitude of Landscape Effects

## Assessing the Magnitude of Visual Effects

<b>Magnitude of Effect</b>	<b>Typical Criteria</b>
<b>Major</b>	Total loss or major alteration to key elements / features / characteristics of the baseline view and/or introduction of elements considered to be totally uncharacteristic when set within the attributes of the receiving environment.
<b>Moderate</b>	Partial loss or alteration to one or more key elements / features / characteristics of the baseline view and/or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving environment.
<b>Minor</b>	Minor loss or alteration to one or more key elements / features / characteristics of the baseline view and/or introduction of elements that may not be uncharacteristic when set within the attributes of the receiving environment.
<b>Negligible</b>	Very minor loss or alteration to one or more key elements / features / characteristics of the baseline view and/or introduction of elements that are not uncharacteristic with the surrounding landscape. Changes would be barely perceptible to the naked eye.

No Change	No noticeable change to the view
-----------	----------------------------------

Table A.4 – Definition of Magnitude of Visual Effect

**Assessing the Significance of Landscape Effects**

Loss of mature or diverse landscape elements, features, characteristics, aesthetic or perceptual qualities	
Effects on rare, distinctive, particularly representative landscape character	
Loss of lower-value elements, features, characteristics, aesthetic or perceptual qualities	
Loss of new, uniform, homogeneous elements, features, characteristics, qualities	
Effects on areas in poorer condition or of degraded character	
Effects on lower-value landscapes	
	More significant
	Less significant

Table A.5 – Scale of Significance of Landscape Effects

Categories and Criteria relating to Landscape Effects	
<b>Major adverse</b>	The Proposed Development would result in effects that cannot be successfully mitigated; are at considerable variance to the integrity of the landscape; and would be substantially damaging to a high quality landscape.
<b>Moderate adverse</b>	The Proposed Development would be out of scale with the landscape and at odds with the local pattern and landform and would leave an adverse effect on landscape of recognised quality.
<b>Minor adverse</b>	The Proposed Development would not quite fit into the landform and scale of the landscape and affect an area of recognised landscape character.

<b>Negligible</b>	The Proposed Development would complement the scale, landform and pattern of the landscape and maintain existing landscape quality.
<b>Minor beneficial</b>	The Proposed Development has potential to improve the landscape quality and character, fit in with the scale, landform and pattern of the landscape; enable restoration of valued landscape characteristics features partially lost through other land uses.
<b>Moderate beneficial</b>	The Proposed Development is appropriate in its context, has the potential to fit very well with the landscape and improve its quality through removal of damage caused by existing uses.
<b>Major beneficial</b>	The Proposed Development is entirely appropriate in its context, has the potential to fit very well with the landscape and improve its quality through removal of damage caused by existing uses.

*Table A.6 – Definition of Significance of Landscape Effects*

#### Assessing the Significance of Visual Effects

<b>Categories and Criteria relating to Visual Amenity Effects</b>	
<b>Major adverse</b>	The Proposed Development would cause a significant deterioration in the existing view.
<b>Moderate adverse</b>	The Proposed Development would cause a noticeable deterioration in the existing view.
<b>Minor adverse</b>	The Proposed Development would cause a barely perceptible deterioration in the existing view.
<b>Negligible</b>	No discernible deterioration or improvement in the existing view.
<b>No Change</b>	No noticeable change to the view.
<b>Minor beneficial</b>	The Proposed Development would cause a barely perceptible improvement in the existing view.
<b>Moderate beneficial</b>	The Proposed Development would cause a noticeable improvement in the existing view.
<b>Major beneficial</b>	The Proposed Development would cause a significant improvement in the existing view.

*Table A.7 – Definition of Significance of Visual Amenity Effects*



**APPENDIX B – FIGURES 1 TO 6**



NTS



**FIGURE 1**  
**INDICATIVE SITE LAYOUT**



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- Key
- Existing dry stone wall retained
  - New hedgerow with hedgerow trees at 10m intervals
  - █ Woodland buffer planting
  - Focal point feature trees
  - Small back garden trees

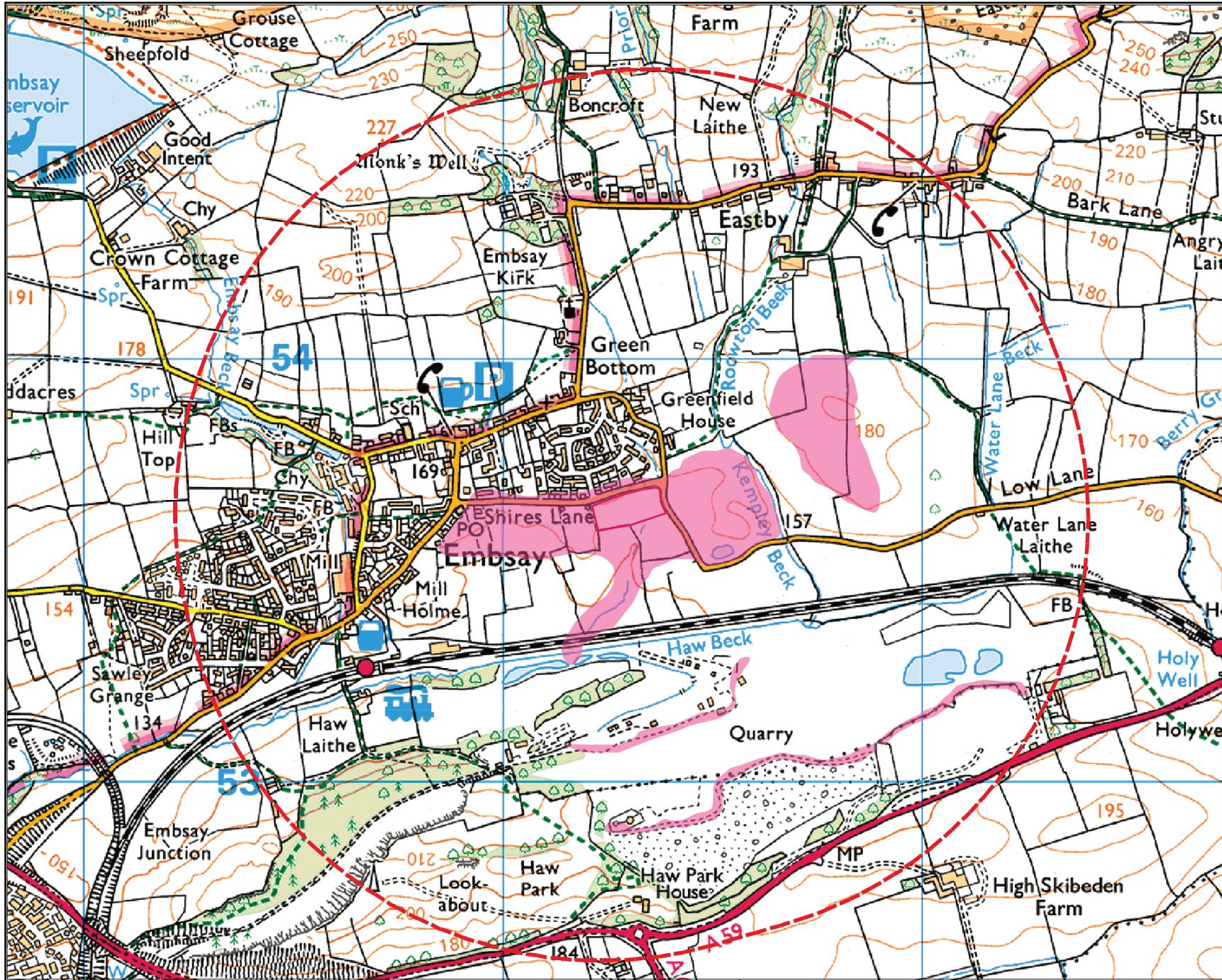


NTS

**FIGURE 2**  
**LANDSCAPE MITIGATION**  
**PRINCIPLES**



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Key:

- Site Boundary 1 km Buffer
- Zone of Theoretical Visibility (ZTV)

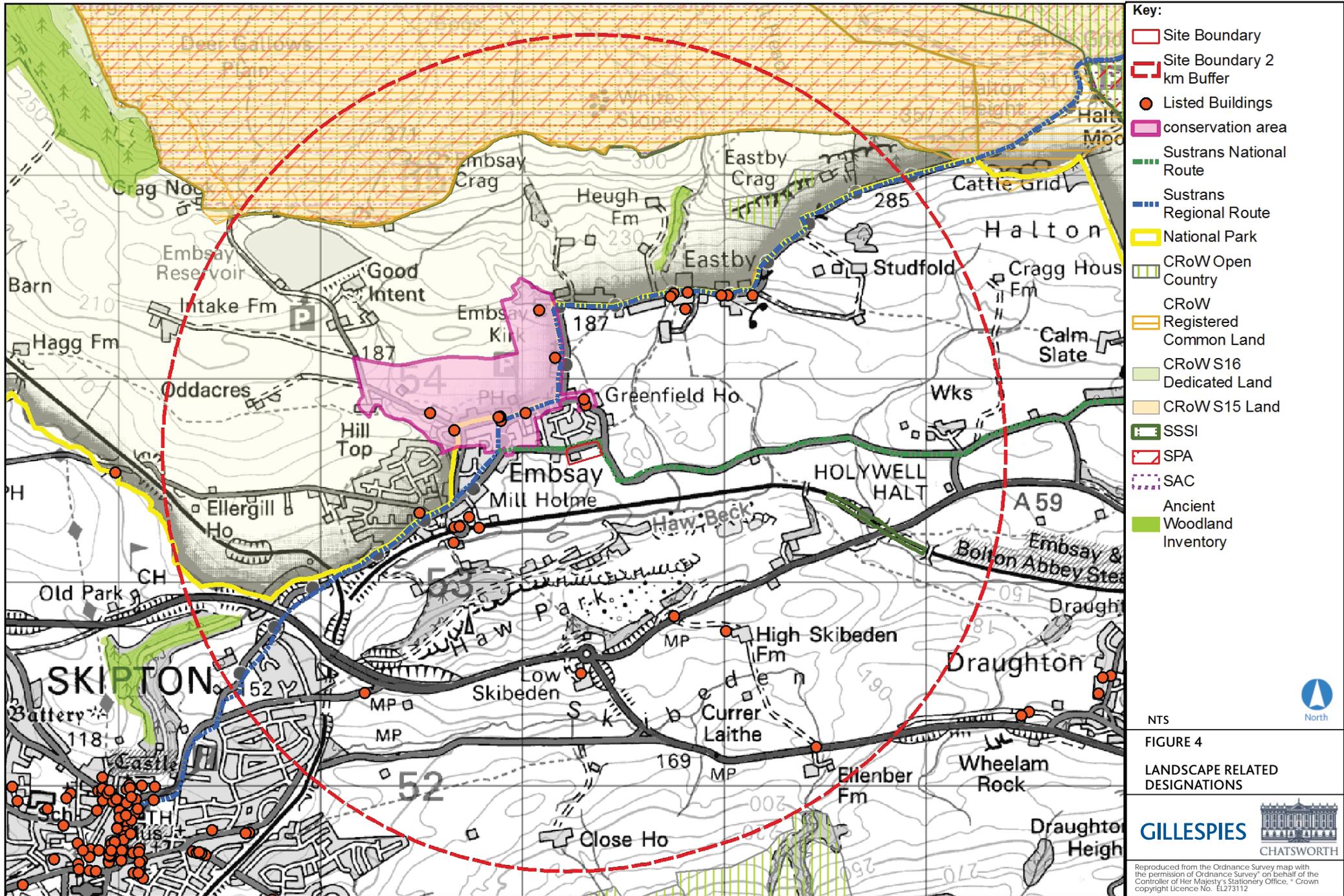


NTS

FIGURE 3  
ZONE OF THEORETICAL  
VISIBILITY



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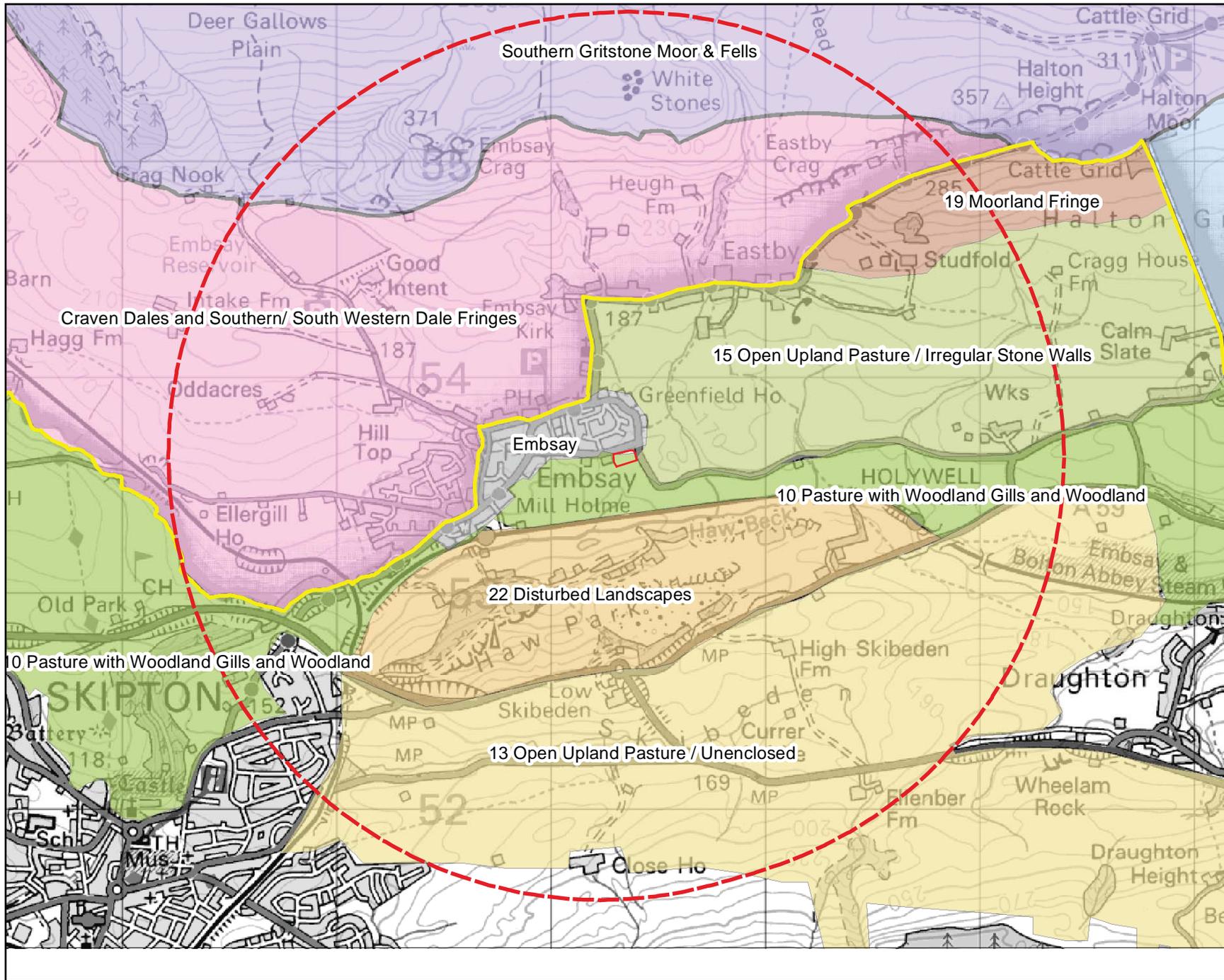


**Key:**

- Site Boundary
- Site Boundary 2 km Buffer
- Listed Buildings
- conservation area
- Sustrans National Route
- Sustrans Regional Route
- National Park
- CRoW Open Country
- CRoW
- Registered Common Land
- CRoW S16 Dedicated Land
- CRoW S15 Land
- SSSI
- SPA
- SAC
- Ancient Woodland Inventory

North  
 NTS  
 FIGURE 4  
 LANDSCAPE RELATED DESIGNATIONS

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- Key:**
- Site Boundary
  - Site Boundary 2 km Buffer
  - Yorkshire Dales National Park Boundary



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**FIGURE 5**  
REGIONAL LANDSCAPE CHARACTER AREAS



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Key:  
Site Boundary  
Viewpoint



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FIGURE 6  
VIEWPOINT LOCATIONS



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## APPENDIX C – EXISTING LANDSCAPE CHARACTER ASSESSMENTS

Appendix B contains more detail regarding the Landscape Character assessments which are already in existence. These assessments have been considered when assessing the baseline character of the landscape and the capacity of the landscape to accommodate the indicative scheme.

### National Character Areas

England's National Character Areas, as developed by Natural England, provide a framework for the natural environment. The entirety of the 2km study area falls within the Yorkshire Dales character area. The key characteristics which are applicable to the study are reproduced below:

#### NCA Profile 21. Yorkshire Dales

- Large-scale upland landscape of high, exposed moorland, with blanket bog and heath, dissected by dales which are often deep and have their own distinctive character.
- Wide, glaciated valleys, with rough grazing on upper slopes, permanent pastures on dale sides and fields cut for hay and silage in the more fertile valley bottoms.
- Remnant semi-natural broadleaved woodland on valley sides and in gills, contrasting with large, rectangular blocks of conifers in some dales.
- Large numbers of characteristic stone field barns and strong patterns of drystone walls, with very large, rectangular enclosures on fell tops, much smaller enclosures in dales, and often older, irregular patterns around settlements.
- Evidence of historic land use from prehistoric times through to the present still highly visible as a result of relatively low levels of cultivation and development.

### Regional Landscape Character Areas

The following LCA's fall within the 2 km study area. However, in view of intervening topography, built form and vegetation, the development site is largely imperceptible from only xx of these LCA's and will not therefore have any effect on their character. Accordingly, only those in bold below are discussed in detail within this appendix.

- **(YDNP) Craven Dales and Southern/ South Western Dale Fringes**
- (YDNP) Southern Gritstone Moor and Fells
- **(CDC) 10 Pasture with Woodland Gills and Woodland**
- (CDC) 13 Open Upland Pasture/ Unenclosed
- **(CDC) 15 Open Upland Pasture / Irregular Stone Walls**
- (CDC) 19 Moorland Fringe
- **(CDC) 22 Disturbed Landscapes**

The Yorkshire Dales National Park Landscape Character Assessment was published in 2002 in order to record the character of the landscape in an 'objective and value-free' way in order to guide planning policy or inform development control decisions.

The site is located south of the Craven Dales and Southern/ South Western Dale Fringes with that character area further broken down into areas, the area being relevant to the study area being *28 The Southern Valleys enclosed by Winterburn Moor, Rylestone Fell and Flasby Moor*.

The key characteristics of this area are cited as:

- Valleys overlying limestone and gritstone masked by glacial deposition and enclosed by gritstone fells, whose character dominates.
- Wooded craggy gritstone outcrops on the fell sides and skyline topographic features on fells lend character to the valleys.
- Valleys lack strong character and have gentle longitudinal gradient with no distinct dalehead, each flowing almost imperceptibly into the next, although pockets of quiet, unspoilt landscape occur.
- Valleys act as transportation corridor for roads and the mineral railway. Unscreened limestone quarries at Swinden and Embsay detract significantly; other detractors absorbed in distant viewpoints by tree cover.
- Strong natural pattern of deciduous woodland (some ancient) following gills and becks supplemented by small, regularly shaped blocks of coniferous and mixed woodland on the valley side and extensive conifer plantations on fell sides give a densely wooded effect, contrasting with open fell tops.
- Regularly shaped fields of fell sides more apparent than historic fields near settlements whose pattern is often masked by tree cover.
- Small areas of designed parkland landscapes occur.
- Settlements, constructed in gritstone with stone slate roofs, have their character diluted by modern buildings on their outskirts.

In view of the LCA's location within the Yorkshire Dales National Park, it is considered to have high susceptibility to change and high value and is therefore considered to be a high sensitivity receptor. It covers the northern and western extent of the study area.

### **Craven District Council (CDC) Landscape Character Appraisal (Part of the Lancashire County Council Study)**

This study was published in 2002 and describes the areas of the Craven District which lie outside of the National Park and the Forest of Bowland AONB. The study categorises the landscape into 22 broad character types which may reoccur across the district. It then describes at each of those areas in more detail. There are four different landscape character types described by the study which fall within the study area. Of those, the following Types: 9 and 13 contain area of ZTV and are considered close enough to theoretically be affected by the development. CDC is unable to share the boundary dataset of these Landscape Types and therefore mapped details of these boundaries of these areas can be found within their appraisal document, found at <http://cravencdc.gov.uk/article/4467/Landscape-Character-Appraisal>

- (CDC) 10 Pasture with Woodland Gills and Woodland

- (CDC) 15 Open Upland Pasture / Irregular Stone Walls
- (CDC) 22 Disturbed Landscapes

#### 10 Pasture with Woodland Gills and Woodland

The development site is located within this LCA. Its key characteristics are described as:

- Rolling pastoral landscape generally within the lower slopes and along valleys;
- Small-medium scale fields enclosed by a network of dry-stone walls;
- Medium vegetation cover with some scattered vegetation and concentrations of vegetation within wooded gills;
- Small linear settlements and villages situated within valleys.

It is described as having a strong character in good to declining condition. Relevant influences to this study are agricultural and land management, forestry and woodland planting and built development. It is described as being sensitive to change as a result of its high visibility and its relevant management objective is to conserve field boundaries and woodland pockets.

#### 15 Open Upland Pasture / Irregular Stone Walls

This LCA is located to the east of the development site. Its key characteristics are cited as:

- Rolling landscape mainly confined to hill tops;
- Open, exposed upland character;
- Trees mainly absent;
- Strong network of dry-stone walls enclosing small to medium scale irregular shaped pasture fields

It is described as having a strong character in good condition. Relevant influences to this study are agricultural and land management. It is described as being sensitive to change as a result of its high visibility and its relevant management objective is to conserve field boundaries, open character and irregular field pattern.

#### 22 Disturbed Landscapes

This LCA is located to the south of the development site and includes the Skipton Rock Quarry which is so visible from the site. Its key characteristics are cited as:

- Man-made modified landscape associated with quarry extraction creating a distinctive area of
- disturbed land;
- Scar or intrusion within the landscape

It is described as having a strong character in poor condition. Relevant influences to this study are forestry and woodland planting. It is described as having a wide influence over the surrounding areas due to its visibility which is certainly the case with regard to the development site.

## **APPENDIX D – VIEWPOINT ANALYSIS**

# Viewpoint 01 – Field boundary at Low Lane

### Location and Receptor Groups:

View from Low Lane looking towards the site with the south eastern extent of Embsay in the middle distance and the Yorkshire Dales National Park forming the horizon. Low Lane provides the eastern access to the viillage and connects directly to the A59 and is therefore relatively well used by local residents. It is also the route of Sustrans National route 696. It is therefore a view experienced by tourists, those walking and cycling for recreation and local road users.

### Sensitivity (susceptibility and value)

As a local road, the focus of the view is the road rather than the view which is transient and often partially screened by dry stone walls. It does however form one of the first sightings of Embsay village as receptors approach from the south. Susceptibility is therefore considered to be moderate.

There are no resting points to take in the view and no footway. However, in view of the backdrop provided by the National Park and that the route is promoted by Sustrans, value is considered to be moderate. Sensitivity is therefore considered to be moderate.

### Predicted View:

The proposed development would occupy the majority of the view in the middle distance which would bring the settlement of Embsay forward in the view rather than introducing a new urban element to the view. The houses on Shires Lane form the current southern edge of Embsay. It is a well treed street with most houses having substantial gardens and mature hedged boundaries. The houses are of mixed

date and style and partially screened by trees. Whilst not unattractive, This is not the 'chocolate box' housing that can be found to the historic heart of Embsay and there is therefore an opportunity to improve the southern gateway experience into the village than that which currently exists. The current proposals show the rear of the development facing this direction screened by existing dry stone walls and proposed hedgerow and trees. There is an additional belt of woodland belt planting proposed for the dry stone wall and fenced boundary which can be seen in the foreground. Therefore, after this planting has matured, the view of the settlement edge will be entirely screened.

### Magnitude of change (Scale, geographical extent and duration) :

Whilst the proposed development will occupy a substantial proportion of the middle distance in this view, this is a transient view and the development is an extension of the elements which already exist in the view, bringing the existing settlement edge forward. The magnitude of change is therefore considered to be moderate adverse in year 0, decreasing to negligible to minor adverse in year 15+ after the planting proposals have matured.

### Summary of Effect:

Whilst the development will come forward in the view in year 0, the fundamental character of the view will remain unchanged and the development will be almost entirely screened in year 15+ after the planting has matured. Significance of effect is found to be moderate at year 0, and negligible to minor adverse in year 15+.



**VIEWPOINT 01**  
**Field Boundary to Low Lane**  
 Grid Reference - 401446 453547      General Direction of View - NW  
 Elevation - 160m AOD      Distance to Development Site - 100 m

EXISTING VIEW



# Viewpoint 02 – Opposite No. 15 Shires Lane

## Location and Receptor Groups:

View taken from Shire Lane at the north western boundary of the development site and opposite No. 15 Shires Lane which has a direct (albeit screened by garden vegetation) view of the site. Shires Lane skirts the southern boundary of Embsay and currently marks its southern extent. To the west, the road leads to Skipton and to the east connects with the A59. It is therefore relatively well used. It is also the route of Sustrans National route 696. It is therefore a view experienced by tourists, those walking and cycling for recreation, local road users and residents.

## Sensitivity (susceptibility and value)

Road users will essentially be focused on the road itself and the view is transient in nature. Recreational users are more likely to be aware of their surroundings and will attach more importance to the view and therefore have a higher susceptibility although expectations here will be lower as the view is seen in the urban context of Embsay. Residential receptors are viewed as highly susceptible to changes in view. Susceptibility is therefore considered to be moderate to high.

In terms of the value of the view, whilst it provides an open and peaceful rural context and setting to the southern extent of Embsay, it should be noted that the quarry is a significant feature of the view and a significant man made feature. This is not an unspoilt country scene. There are other elements such as the pump shouse located to the north west of the site boundary which introduce clutter and functional utility to the view. Value is therefore considered to be moderate.

Sensitivity is therefore considered to be moderate.

## Predicted View:

The nature of the view will be entirely changed in that the current open aspect and view over fields and trees towards the quarry beyond will become a view of a new

housing development behind a dry stone wall and hedgerow with trees at 10m intervals. This new built form is likely to largely screen views of the quarry in the far distance but will nonetheless change the fundamental character of the view. The proposals retain the existing line of Poplar trees and trees to the eastern edge of the cricket pitch and further trees proposed for the boundaries and gardens of the development will further break up the mass of the development. The layout of the scheme also minimises the density of the development along the northern boundary as it fronts on to Shires Lane by stepping back the housing and breaking it into two areas, allowing views through to the landscape beyond. The retention of the existing drystone wall to Shires lane maintains an important characteristic of the area and the removal of the existing post and barbed wire fence which currently tops it will improve the feature. In this sense the development boundary will partially mirror the existing houses to the north of Shires lane which are also set back from the road behind well treed and hedged garden boundaries.

## Magnitude of change (Scale, geographical extent and duration) :

The magnitude of change is considered to be moderate to major at year 0 based on the fact that this is a view of the quarry from the context of a settlement edge. Whilst the change in view results in a major alteration to key elements of the view, those changes are not totally uncharacteristic of the receiving environment. Static receptors are likely to view it from behind existing and proposed vegetated screening and remaining receptors experience it as a transient view. This effect will be softened by planting at year 15+, reducing the effect to moderate.

## Summary of Effect:

Whilst the proposals will fundamentally alter the view, having regard for the existence of the quarry and the context of the urban settlement, but also the high quality of the design intended for the built and landscape proposals, it is not seen as a significant *deterioration* in the view. Significance is therefore considered to be moderate to major adverse at year 0, reducing to moderate at year 15+ as the planting proposals mature.



**VIEWPOINT 02**  
**Outside No. 15 Shires Lane**  
 Grid Reference - 401234 453683      General Direction of View - SE  
 Elevation - 160 m AOD      Distance to Development Site - 3m

## EXISTING VIEW



## Viewpoint 03 – Bench at corner of Low Lane and Shires Lane

### Location and Receptor Groups:

View taken from a bench located on the corner of two local and relatively well used roads (Low Lane and Shires Lane). View is also on the route of Sustrans National route 696. The view is therefore representative of local road users and recreational receptors.

### Sensitivity (susceptibility and value)

As a local road, attention of road users is ordinarily focused on the road ahead. Susceptibility is generally lower. The view is however taken from a junction so that those approaching from the north emerge from the close tree canopy of Low Lane to this point where the view opens up to the quarry beyond. It is also a promoted Sustrans route. Recreational users are therefore more likely to have a greater susceptibility. Susceptibility is therefore considered to be moderate.

This is a sustrans route and there is a bench/resting point where people can take in the view from the edge of the settlement and acts as the current southern exit to the village. However, there is no footway, it is primarily experienced as a transient view and there are a number of man made elements which marginally detract from the view such as light columns, the road and the quarry. Value is herefore considered to be moderate.

Sensitivity is therefore considered moderate.

### Predicted View:

The proposed development will occupy the majority of the right hand portion of the view, extending along the southern edge of Shires Lane. The area of localised high ground to the middle of the view will remain as it is aside from additional tree planting, thus maintaining the open views to the prominent skyline formed by the quarry beyond. Existing vegetation such as the line of Poplar trees will be visible above the

new development and the existing dry stone wall (so characteristic of the area) will be retained and supplemented with hedge planting with trees at 10m intervals. The additional proposed woodland buffer planting will also be visible to the south east of the development (seen here to the left of the view in the foreground of the quarry). The development edge is to be stepped and set back from the existing boundary, mirroring the houses to the northern edge of Shire lane which are themselves set back from the road, often behind large treed and hedged garden boundaries.

### Magnitude of change (Scale, geographical extent and duration) :

Whilst the development will represent a major alteration to the key elements and characteristics of the view, having regard for the presence of the quarry and other man made elements and also the context of the existing settlement, it is not considered that the proposals will be totally uncharacteristic of the receiving environment. Magnitude of change is therefore considered to be moderate to major at year 0 and, as it is softened by planting at year 15+, will reduce to moderate.

### Summary of Effect:

Whilst the proposals will fundamentally alter the view, having regard for the existence of the quarry and the context of the urban settlement, but also the high quality of the design intended for the built and landscape proposals, it is not seen as a significant *deterioration* in the view. Significance is therefore considered to be moderate to major adverse at year 0 and reduces at year 15+ as planting softens the proposals.



### VIEWPOINT 03

#### Field gate to corner of Low Lane and Shires Lane

Grid Reference - 401391 453718

General Direction of View - SW

Elevation - 161 m AOD

Distance to Development Site 30m

### EXISTING VIEW

