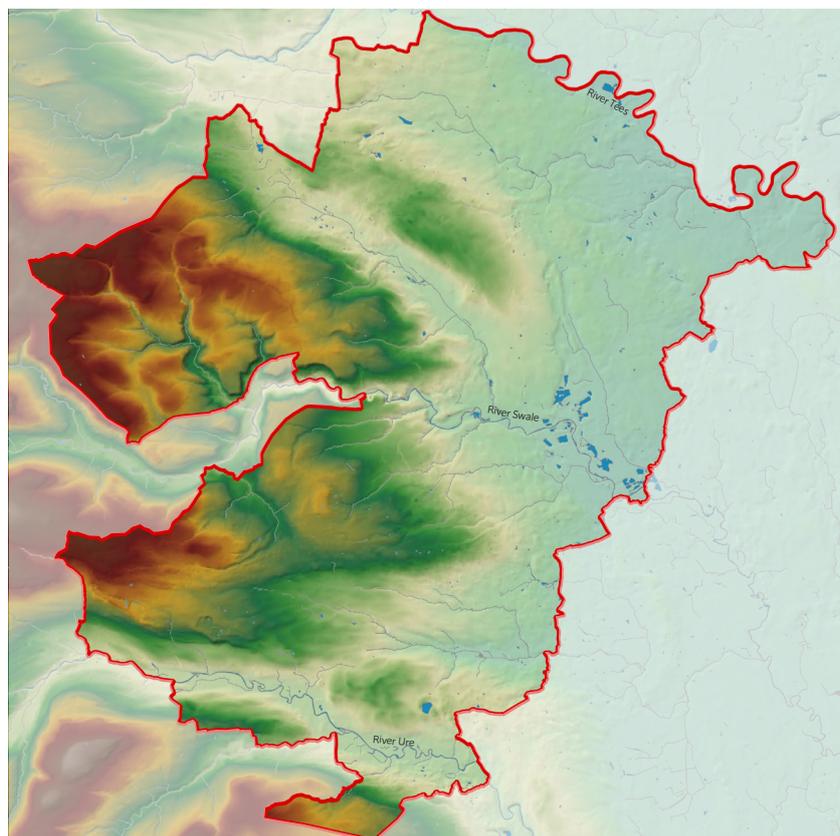




# Richmondshire Landscape Character Assessment & Landscape Sensitivity Study

## Volume 2 - Landscape Sensitivity Study







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Approved

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Dominic Watkins

Position

Director

Date

21st November 2019

Revision

FINAL



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## EXECUTIVE SUMMARY

This Landscape Sensitivity Study forms Volume 2 of the Richmondshire Landscape Character Assessment and Landscape Sensitivity Study. Its purpose is to provide evidence to inform spatial planning for the Richmondshire District Local Plan review and the development management process in line with the requirements of the National Planning Policy Framework and Planning Practice Guidance.

Informed by the findings of the Landscape Character Assessment, the aim of the Landscape Sensitivity Study is to support the Council's decision-making with regards to the type and scale of development that might be able to be accommodated without compromising landscape character in relation to the allocation of land in the Local Plan, and determination of planning applications, primarily for residential but also employment and military uses.

The objectives of the Landscape Sensitivity Study are to:

- Assess the landscape sensitivity around the main settlement fringes for residential development.
- Assess the landscape sensitivity of potential Local Plan directions for growth and site allocations, for development of residential, employment, leisure and/or military uses.

In addition, a further objective of the Study is to assess the function of gaps between selected settlements.

The Landscape Sensitivity Study was undertaken in line with the principles of Natural England's technical guidance '*An Approach to Landscape Sensitivity Assessment – to inform Spatial Planning and Land Management, 2019*'.

The ten settlement fringes, five sites and four areas of search for gaps were refined through desk study, field work and consultation with Richmondshire District Council.

### Settlement Fringes

The assessment around the settlement fringes is based on land parcels identified as having similar landscape characteristics. The sensitivity and capacity of each land parcel was assessed, considering hypothetical development scenarios developed by Richmondshire District Council. In order to achieve this, each land parcel was evaluated against a series of assessment criteria and susceptibility indicators to identify higher or lower levels of landscape and visual susceptibility to the type and scale of development of the scenario. The settlement-by-settlement assessment is set out in **Section 2** with key findings summarised below.

## Catterick Garrison

The key findings of the landscape sensitivity assessment of land parcels around the fringes of Catterick Garrison are summarised in the following table, which also summarises the potential landscape capacity of the land parcels to accommodate large residential development, small-scale commercial development (land parcels CG4 and CG5) and military development (land parcels CG7, CG9, CG10, CG12 and CG13).

Land Parcel	Landscape Sensitivity	Landscape Capacity
1	Medium to high	Limited
2	Medium to high	Limited
3	Medium	Medium
4	Medium	Medium
5	Medium to low	Medium to high
6	Medium to high	Limited
7	Medium	Medium
8	Medium to high	Limited
9	Medium	Medium
10	Medium to high	Limited
11	Medium to low	Medium to high
12	High	None
13	Medium	Medium
14	Medium to high	Limited

Overall, the land parcels around the fringes of Catterick Garrison are assessed as being of generally **medium** sensitivity with **medium** capacity to accommodate the potential development scenario without compromising landscape character.

## Richmond

The key findings of the landscape sensitivity assessment of land parcels around the fringes of Richmond are summarised in the following table, which also summarises the potential landscape capacity of the land parcels to accommodate smaller residential development and small-scale commercial development (land parcel R8).

Land Parcel	Landscape Sensitivity	Landscape Capacity
1	Medium	Medium
2	Medium to high	Limited
3	Medium	Medium
4	Medium to high	Limited
5	Medium to high	Limited
6	Medium to high	Limited
7	Medium to high	Limited
8	Medium	Medium

Overall, the land parcels around the fringes of Richmond are assessed as being of generally **medium to high** sensitivity with **limited** capacity to accommodate the potential development scenario without compromising landscape character.

## Leyburn

The key findings of the landscape sensitivity assessment of land parcels around the fringes of Leyburn are summarised in the table below, which also summarises the potential landscape capacity of the land parcels to accommodate large residential development and small-scale commercial development (land parcels R2 and R3).

Land Parcel	Landscape Sensitivity	Landscape Capacity
1	Medium to high	Limited
2	High	None
3	Medium to high	Limited
4	High	None
5	Medium to high	Limited
6	Medium	Medium

Overall, the land parcels around the fringes of Leyburn are assessed as being of generally **medium to high** sensitivity with **limited** capacity to accommodate the potential development scenario without compromising landscape character.

## Middleham

The key findings of the landscape sensitivity assessment of land parcels around the fringes of Middleham are summarised in the table below, which also summarises the potential landscape capacity of the land parcels to accommodate smaller residential development.

Land Parcel	Landscape Sensitivity	Landscape Capacity
1	Medium to high	Limited
2	Medium to high	Limited
3	Medium	Medium
4	Medium to high	Limited

Overall, the land parcels around the fringes of Middleham are assessed as being of generally **medium to high** sensitivity with **limited** capacity to accommodate the potential development scenario without compromising landscape character.

## Brompton-on-Swale

The key findings of the landscape sensitivity assessment of land parcels around the fringes of Brompton-on-Swale are summarised in the table below, which also summarises the potential landscape capacity of the land parcels to accommodate larger residential development and commercial development (land parcel BOS3).

Land Parcel	Landscape Sensitivity	Landscape Capacity
1	Medium	Medium
2	Medium to high	Limited
3	Medium	Medium
4	Medium	Medium
5	Medium to high	Limited

Overall, the land parcels around the fringes of Brompton-on-Swale are assessed as being of generally **medium** sensitivity with **medium** capacity to accommodate the potential development scenario without compromising landscape character.

## Scorton

The key findings of the landscape sensitivity assessment of land parcels around the fringes of Scorton are summarised in the table below, which also summarises the potential landscape capacity of the land parcels to accommodate smaller residential development.

Land Parcel	Landscape Sensitivity	Landscape Capacity
1	Medium to low	Medium to high
2	Medium	Medium
3	Medium to low	Medium to high
4	Medium	Medium

Overall, the land parcels around the fringes of Scorton are assessed as being of generally **medium** sensitivity with **medium** capacity to accommodate the potential development scenario without compromising landscape character.

## Catterick Village

The key findings of the landscape sensitivity assessment of land parcels around the fringes of Catterick Village are summarised in the table below, which also summarises the potential landscape capacity of the land parcels to accommodate smaller residential development and military development (land parcel CV3).

Land Parcel	Landscape Sensitivity	Landscape Capacity
1	Medium	Medium
2	Medium	Medium
3	Medium	Medium
4	Medium to low	Medium to high

Overall, the land parcels around the fringes of Catterick Village are assessed as being of generally **medium** sensitivity with **medium** capacity to accommodate the potential development scenario without compromising landscape character.

## Barton

The key findings of the landscape sensitivity assessment of land parcels around the fringes of Barton are summarised in the table below, which also summarises the potential landscape capacity of the land parcels to accommodate smaller residential development.

Land Parcel	Landscape Sensitivity	Landscape Capacity
1	Medium	Medium
2	Medium to low	Medium to high
3	Medium to high	Medium to Low
4	Medium to high	Medium to Low
5	Medium to low	Medium to high

Overall, the land parcels around the fringes of Barton are assessed as being of generally **medium** sensitivity with **medium** capacity to accommodate the potential development scenario without compromising landscape character.

## Melsonby

The key findings of the landscape sensitivity assessment of land parcels around the fringes of Melsonby are summarised in the table below, which also summarises the potential landscape capacity of the land parcels to accommodate smaller residential development.

Land Parcel	Landscape Sensitivity	Landscape Capacity
1	Medium to high	Limited
2	Medium to high	Limited
3	Medium to high	Limited
4	Medium to high	Limited

Overall, the land parcels around the fringes of Melsonby are assessed as being of generally **medium to high** sensitivity with **limited** capacity to accommodate the potential development scenario without compromising landscape character.

## Middleton Tyas

The key findings of the landscape sensitivity assessment of land parcels around the fringes of Middleton Tyas are summarised in the table below, which also summarises the potential landscape capacity of the land parcels to accommodate smaller residential development.

Land Parcel	Landscape Sensitivity	Landscape Capacity
1	High	None
2	High	None
3	Medium to high	Limited
4	Medium	Medium
5	Medium	Medium

Overall, the land parcels around the fringes of Middleton Tyas are assessed as being of generally **medium to high** sensitivity with **limited** capacity to accommodate the potential development scenario without compromising landscape character.

## Development Sites

**Section 3** sets out assessments of the sensitivity of potential Local Plan directions of growth and site allocations. The development scenario for each of the sites was identified by Richmondshire District Council. The landscape and visual analysis for each of the development sites provides the context, key landscape features, general visibility and overview of constraints and opportunities, which is also graphically represented on accompanying figures. Landscape and visual sensitivity and capacity is assessed for each of the potential development sites and high-level mitigation principles and strategies are provided. The key findings of the development site assessments are summarised below.

### Bolton Crofts, Richmond

The appraisal finds that the landscape and visual sensitivity varies across the land parcels and concludes that there is limited potential for smaller residential development to be accommodated within parts of the land parcels. The appraisal identifies that much of Parcel iii and the west of Parcel ii (as illustrated in **Figure 3.2**) are the most sensitive to development in landscape and visual terms.

Overall, the land parcels are assessed as having **limited** capacity to accommodate the type and scale of development outlined in the potential development scenario without compromising landscape character, subject to the recommended landscape and visual mitigation principles.

### Scotch Corner

The appraisal finds that the landscape and visual sensitivity varies across the land parcels and concludes that there is potential for small to large-scale commercial development to be accommodated across parts of the land parcels. The appraisal identifies that the west and central part of the Parcel iv (as illustrated in **Figure 3.3**) is the most sensitive to development in landscape and visual terms.

Overall, the land parcels are assessed as having a **medium** capacity to accommodate the type and scale of development outlined in the potential development scenario without compromising landscape character, subject to the recommended landscape and visual mitigation principles.

### Catterick Central Junction 52, A1(M)

The appraisal finds that landscape and visual sensitivity varies across the site and concludes that there is limited potential for the proposed commercial development to be accommodated within the north and east of the site, on lower-lying landform in proximity to the A1(M).

The site is assessed as having a **limited** capacity to accommodate the type and scale of development outlined in the potential development scenario without compromising landscape character, subject to the recommended landscape and visual mitigation principles.

### Harley Hill, Catterick Garrison

The appraisal finds that there is generally low to medium landscape and visual sensitivity across the site and concludes that there is potential for the proposed residential led development to be accommodated across the site whilst conserving key landscape features such as the woodland through the north of the site.

The site is assessed as having a **high** capacity to accommodate the type and scale of development outlined in the potential development scenario without compromising landscape character, subject to the recommended landscape and visual mitigation principles.

### Munster Barracks, Catterick Garrison

This appraisal finds that there is generally medium/medium low landscape and visual sensitivity across the site and concludes that there is potential for the proposed military development to be accommodated across the site whilst conserving key landscape features such as the woodland edges and blocks in the south of the site.

The site is assessed as having a **medium** capacity to accommodate the type and scale of development outlined in the potential development scenario without compromising landscape character, subject to the recommended landscape and visual mitigation principles.

## Settlement Gaps

**Section 4** provides the assessment of the function of gaps between the following settlements, identified by Richmondshire District Council:

- Colburn Town, Colburn Village, Hipswell and Colburn Albermarle
- Leyburn and Harmby
- Harmby and Spennithorne
- Scorton and Bolton on Swale

A landscape analysis was carried out for each of the potential settlement gaps. This enabled the assessment of the function that the openness and nature of the landscape forming each of the potential gaps has to play in contributing to the setting and separate distinctive identity of the settlements. The recommendations for each of the potential gaps is summarised below and the general extent of the potential settlement gaps is indicated on the accompanying figures in **Section 4**.

### Colburn Town, Colburn Village, Hipswell and Colburn Albermarle

It is recommended that it would be desirable to consider designation of a Settlement Gap between Colburn Village, Colburn Town, Hipswell and Colburn Albermarle in the new Local Plan to help (i) protect the rural landscape setting and separate distinctive identities of Colburn Village and Hipswell by avoiding their coalescence with each other and with Colburn Town and Colburn Albermarle; and (ii) retain the existing settlement pattern by maintaining the openness of the land.

### Leyburn and Harmby

It is recommended that it would be desirable to consider designation of a Settlement Gap between Leyburn and Harmby in the new Local Plan to help (i) protect the rural landscape setting and separate distinctive identities of Leyburn and Harmby, by avoiding coalescence; and (ii) retain the existing hierarchy of settlement pattern by maintaining the openness of the land.

### Harmby and Spennithorne

It is recommended that it would be desirable to consider designation of a Settlement Gap between Harmby and Spennithorne in the new Local Plan to help (i) protect the rural setting and separate distinctive identities of the dispersed valley settlements, by avoiding coalescence with each other; and (ii) retain the existing settlement pattern by maintaining the woodland setting.

### Scorton and Bolton-on-Swale

It is recommended that it would be desirable to consider designation of a Settlement Gap between Scorton and Bolton-on-Swale in the new Local Plan to help (i) protect the rural setting and separate distinctive identities of the historic settlements, by avoiding coalescence with each other; and (ii) retain the existing settlement pattern by maintaining the openness of the land.

**Section 5** provides recommendations of how the findings of this study in conjunction with Volume 1, can be used in line with the National Planning Policy Framework and Planning Practice Guidance to:

- Inform **Local Plan** policy and site allocation
- Support **development management** decisions
- Prepare a **Landscape Assessment Toolkit**
- **Monitor landscape change**
- Develop a **Green Infrastructure Strategy**

## **1.0 INTRODUCTION**

### **1.1 Background**

1.1.1 In April 2019, Richmondshire District Council appointed Chris Blandford Associates (CBA) to prepare the Richmondshire Landscape Character Assessment & Landscape Sensitivity Study (the 'study').

1.1.2 The study comprises two volumes that should be considered and used in conjunction with each other:

- Volume 1 - Landscape Character Assessment (separate document)
- Volume 2 - Landscape Sensitivity Study (this document)

1.1.3 Together, these studies enable better-informed decisions to be made about the future management of landscape change. They provide valuable tools for the Council to use in its role as the local planning authority with regard to assessing and monitoring the landscape implications of potential directions of growth and site allocations in the new Local Plan and planning applications. The studies are also intended to provide useful sources of information and guidance for developers, stakeholders and the general public with respect to informing proposals for landscape change.

### **1.2 Purpose and Scope of the Landscape Sensitivity Study**

#### **Purpose**

1.2.1 The purpose of the Landscape Sensitivity Study is to provide evidence to inform spatial planning for the Richmondshire District Local Plan review and the development management process in line with the requirements of the National Planning Policy Framework and Planning Practice Guidance.

1.2.2 Informed by the findings of the Landscape Character Assessment, the aim of the Landscape Sensitivity Study is to support the Council's decision-making with regards to the type and scale of development that might be able to be accommodated without compromising landscape character in relation to the identification and allocation of land in the Local Plan, and the determination of planning applications, primarily for residential but also employment and military uses.

1.2.3 The objectives of the Landscape Sensitivity Study are to:

- Assess the landscape sensitivity around the main settlement fringes<sup>1</sup> for residential development.
- Assess the landscape sensitivity of potential Local Plan directions of growth and site allocations for development of residential, employment, leisure and/or military uses.

1.2.4 In addition, a further objective of the Study is to assess the function of gaps between selected settlements.

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<sup>1</sup> Identified by RDC in the Core Strategy as Principal Towns, Local Service Centre and Primary Service Villages

## Scope

- 1.2.5 Informed by the findings of the Landscape Character Assessment, the focus of the Landscape Sensitivity Study is to support the Council's decision-making with regards to the type and scale of development for residential and employment uses that might be able to be accommodated without compromising landscape character, in relation to the allocation of land in the Local Plan and determination of planning applications.
- 1.2.6 The Landscape Sensitivity Study has been undertaken at two scales: (i) strategic assessments of the overall sensitivity of land parcels around the main settlement fringes informed by the Landscape Character Assessment (see Volume 1), supplemented by targeted field surveys; and (ii) more detailed assessments of potential directions of growth and site allocations to identify place-specific landscape and visual sensitivity issues that may be constraints or opportunities for development, informed by field-based appraisals.
- 1.2.7 Where appropriate, the assessment of potential directions of growth and site allocations outlines high level mitigation principles and strategies for avoiding, minimising and where necessary compensating for potential adverse impacts to sensitive/valued landscape features and/or key views. More detailed mitigation measures are outside the scope of this Study. These would need to be identified by Landscape & Visual Impact Assessments undertaken in support of individual planning applications.
- 1.2.8 The landscape sensitivity assessment around the settlement fringes includes the following main settlements identified by Richmondshire District Council (as shown on **Figure 2.1**):
- Catterick Garrison (including Hipswell, Scotton and Colburn)
  - Richmond
  - Leyburn
  - Middleham
  - Brompton on Swale
  - Scotton
  - Catterick Village
  - Barton
  - Melsonby
  - Middleton Tyas
- 1.2.9 The extent of the study areas for the landscape sensitivity assessment around the fringes of each settlement are shown on **Figures 2.2 to 2.11**.
- 1.2.10 The landscape sensitivity assessment of potential Local Plan directions of growth and site allocations includes the following sites identified by Richmondshire District Council (as shown on **Figure 3.1**):
- Bolton Crofts, Richmond
  - Scotch Corner
  - Catterick Central, A1(M) Junction 52
  - Harley Hill, Catterick Garrison
  - Munster Barracks, Catterick Garrison
- 1.2.11 The extent of the study areas for the landscape sensitivity assessment of each potential site allocation are shown on **Figures 3.2 to 3.6**.

1.2.12 The assessment of settlement gaps includes the following settlements identified by Richmondshire District Council (as shown on **Figure 4.1**):

- Colburn Village, Colburn Town, Hipswell and Colburn Albermarle
- Leyburn and Harmby
- Harmby and Spennithorne
- Scorton and Bolton on Swale

1.2.13 The areas of search for the assessment of gaps between each settlement were agreed with Richmondshire District Council and are shown on **Figures 4.2 to 4.5**.

### **1.3 Policy Context**

1.3.1 The Landscape Sensitivity Study reflects the principles of the European Landscape Convention, the Government's National Planning Policy Framework (2019) and latest Planning Practice Guidance, and current guidance provided by Natural England's 'An Approach to Landscape Sensitivity Assessment – to inform Spatial Planning and Land Management' (2019). The Study provides a valuable context for spatial planning in Richmondshire by informing understanding of the sensitivity of landscapes within the study area to change.

#### **European Landscape Convention**

1.3.2 Created by the Council of Europe, the European Landscape Convention (ELC) promotes adopting an integrated, positive approach to landscape protection, management and planning, and European co-operation on landscape issues.

1.3.3 Signed by the UK Government in February 2006, the ELC applies to all landscapes, towns and villages, as well as open countryside; the coast and inland areas; and ordinary or even degraded landscapes, as well as those that are afforded protection. The ELC highlights the importance of developing policies dedicated to the protection, management and creation of landscapes, and establishing procedures for the general public and other stakeholders to participate in policy creation and implementation. As an international convention, the ELC is expected to continue to apply in the UK after Brexit for the foreseeable future.

1.3.4 Article 1 of the ELC defines landscape as:

*'an area perceived by people whose character is the result of the action and interaction of natural and/or human factors'<sup>2</sup>.*

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<sup>2</sup> European Landscape Convention, Council of Europe, 2000

## National Planning Policy Framework

- 1.3.5 With regards to plan-making and landscape considerations, the Government's National Planning Policy Framework states that:

*'Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for...conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation'* (paragraph 20).

- 1.3.6 With regards to achieving well-designed places, the National Planning Policy Framework states that:

*'Planning policies and decisions should ensure that developments...(c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)'* (paragraph 127).

- 1.3.7 Paragraph 170 of the National Planning Policy Framework states that planning policies and decisions should contribute to and enhance the natural and local environment by:

*'(a) protecting and enhancing valued landscapes... (in a manner commensurate with their statutory status or identified quality in the development plan);*

*(b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland...;*

*(e)...Development should, wherever possible, help to improve local environmental conditions...*

*(f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.'*

- 1.3.8 The National Planning Policy Framework also states that:

*'Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.'* (paragraph 171).

*'Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues.'* (paragraph 172).

## Planning Practice Guidance

- 1.3.9 The Government's Planning Practice Guidance on the Natural Environment was updated on 21 July 2019. With regards to guidance for local planning authorities on how planning policies can conserve and enhance landscapes, the Planning Practice Guidance states:

*'The National Planning Policy Framework is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes. This can include nationally and locally designated landscapes but also the wider countryside.*

*Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully'. (Paragraph: 036 Reference ID: 8-036-20190721)*

- 1.3.10 With regards to guidance for local planning authorities on how the character of landscapes can be assessed, the Planning Practice Guidance states:

*'For a designated landscape, the relevant management plan will contain further information on the area's particular character and beauty.*

*Where appropriate, landscape character assessments can be prepared to complement Natural England's National Character Area profiles. Natural England provides guidance on undertaking these assessments.*

***To help assess the type and scale of development that might be able to be accommodated without compromising landscape character, a Landscape Sensitivity and Capacity Assessment can be completed.***

*To demonstrate the likely effects of a proposed development on the landscape, a Landscape and Visual Impact Assessment can be used'. (Paragraph: 037 Reference ID: 8-037-20190721)*

- 1.3.11 With regards to the statutory duties of local planning authorities in relation to National Parks and Areas of Outstanding Natural Beauty (AONBs), the Planning Practice Guidance states:

*'Section 11A(2) of the National Parks and Access to the Countryside Act 1949, section 17A of the Norfolk and Suffolk Broads Act 1988 and section 85 of the Countryside and Rights of Way Act 2000 require that 'in exercising or performing any functions in relation to, or so as to affect, land' in National Parks and Areas of Outstanding Natural Beauty, relevant authorities 'shall have regard' to their purposes for which these areas are designated. A list of the public bodies and persons covered under 'relevant authorities' is found in Defra guidance on this duty, and Natural England has published good practice guidance.*

*This duty is particularly important to the delivery of the statutory purposes of protected areas. It applies to all local planning authorities, not just National Park authorities, and is relevant in considering development proposals that are situated outside National Park or Area of Outstanding Natural Beauty boundaries, but which might have an impact on their setting or protection'. (Paragraph: 039 Reference ID: 8-039-20190721)*

- 1.3.12 With regards to how local planning authorities should approach development within National Parks and AONBs, the Planning Practice Guidance states:

*'The National Planning Policy Framework makes clear that the scale and extent of development in these areas should be limited, in view of the importance of conserving and enhancing their landscapes and scenic beauty. Its policies for protecting these areas may mean that it is not possible to meet objectively assessed needs for development in full through the plan-making process, and they are unlikely to be suitable areas for accommodating unmet needs from adjoining (non-designated) areas. Effective joint working between planning authorities covering designated and adjoining areas, through the preparation and maintenance of statements of common ground, is particularly important in helping to identify how housing and other needs can best be accommodated.*

*All development in National Parks, the Broads and Areas of Outstanding Beauty will need to be located and designed in a way that reflects their status as landscapes of the highest quality. Where applications for major development come forward, paragraph 172 of the Framework sets out a number of particular considerations that should apply when deciding whether permission should be granted'. (Paragraph: 041 Reference ID: 8-041-20190721)*

- 1.3.13 With regards to how development within the setting of National Parks and AONBs should be dealt with, the Planning Practice Guidance states:

*'Land within the setting of these areas often makes an important contribution to maintaining their natural beauty, and where poorly located or designed development can do significant harm. This is especially the case where long views from or to the designated landscape are identified as important, or where the landscape character of land within and adjoining the designated area is complementary. Development within the settings of these areas will therefore need sensitive handling that takes these potential impacts into account'. (Paragraph: 042 Reference ID: 8-042-20190721)*

- 1.3.14 The Planning Practice Guidance also includes updated guidance for local planning authorities on implementing policy to protect and enhance Green Infrastructure. The Guidance recognises that Green Infrastructure exists within a wider landscape context and can reinforce and enhance local landscape character, contributing to a sense of place and natural beauty.

## **Local Planning Policy**

- 1.3.15 The need for a robust evidence base as part of Local Plan production is emphasised throughout the NPPF.
- 1.3.16 Richmondshire District Council is currently carrying out a five-year review of the Local Plan Core Strategy (2012-2028); working towards producing a single Local Plan (2018-2035) to include detailed policies and guide development within the part of the District outside the Yorkshire Dales National Park. Part of this review will include an area strategy for Catterick Garrison to include site allocations for housing, economic development, leisure and military related uses.
- 1.3.17 In order to inform the proposed detailed policies, this Landscape Character Assessment will form part of the evidence base for the new Local Plan.

## **1.4 Landscape Sensitivity Assessment Methodology**

- 1.4.1 The Landscape Sensitivity Study was undertaken in line with the principles of Natural England's technical guidance 'An Approach to Landscape Sensitivity Assessment – to inform Spatial Planning and Land Management' (June 2019).
- 1.4.2 Natural England's guidance defines Landscape Sensitivity as follows:

*'Within the context of spatial planning and land management, landscape sensitivity is a term applied to landscape character and the associated visual resource, combining judgements of their susceptibility to the specific development type/development scenario or other change being considered together with the value(s) related to that landscape and visual resource. Landscape sensitivity may be regarded as a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types or land management practices, without undue negative effects on the landscape and visual baseline and their value'.*

- 1.4.3 The Landscape Sensitivity Study involved the key steps set out below.

### **Step 1 – Define the Purpose and Scope of the Assessment**

- 1.4.4 The purpose and scope of the Landscape Sensitivity Study is defined in **Section 1.2**.

### **Step 2 – Gather Information to Inform the Assessment**

#### **Development Scenarios for the Settlement Fringes Assessment**

- 1.4.5 Judgements concerning whether a landscape may be able to accommodate change are informed by the likely interactions between the landscape and visual susceptibility of the defined area, and the key attributes of the type and scale of development under consideration.

1.4.6 In line with the purpose of this Study, the following hypothetical scenarios for two different scales of residential development that are likely to be brought forward on land around the main settlement fringes were developed by Richmondshire District Council for testing through the assessment process:

- **Larger residential development:** moderate to high density development, i.e. over 75 dwellings, up to 2.5 storeys (predominantly 2 storey) in height, comprising a mixture of detached, semi-detached and terraced properties;
- **Smaller residential development:** low to moderate density development, i.e. up to 75 dwellings, generally 2 storeys in height, comprising a mixture of detached, semi-detached and terraced properties.

1.4.7 In addition to the residential scenarios, hypothetical scenarios for commercial and military development have been considered for land parcels identified by Richmondshire District Council for testing through the assessment process:

- **Military development:** moderate to high density development, up to 4 storeys, comprising a mixture of accommodation blocks, storage sheds and office buildings;
- **Commercial development:** small to medium scale development, up to 2 storeys in height, comprising a mixture of office/storage/distribution units.

1.4.8 Based on the above definitions, the development scenario identified by Richmondshire District Council for assessment of each settlement fringe is set out in **Section 2.0**.

#### **Development Scenarios for the Development Sites Assessments**

1.4.9 The development scenario (in some cases including employment uses) identified by Richmondshire District Council for assessment of each potential Local Plan direction of growth and site allocation is set out in **Section 3.0**. Where the potential development site comprises of separate direction of growth or allocation sites these are identified as land parcels where appropriate.

#### **Assessment Units**

1.4.10 The assessment around the main settlement fringes is based on land parcels identified as having similar landscape characteristics, based on the landscape classification defined by the Landscape Character Assessment (see Volume 1);

1.4.11 The nature and value of the key features and characteristics of the landscape and visual baseline resource associated with each land parcel that are most likely to be affected by the development scenario were identified from the Landscape Character Assessment, supplemented by targeted field survey work to develop a fuller understanding of the visual and sensory qualities of the landscape.

1.4.12 The field surveys were undertaken from publicly accessible places (roads, public rights of way, etc) in June and July 2019 when trees and other vegetation was in leaf. The findings of the field surveys are incorporated into the assessments.

## Landscape and Visual Sensitivity Assessment Criteria & Susceptibility Indicators

- 1.4.13 The information about the landscape and visual baseline around the settlement fringes provided the basis for developing the criteria and indicators for assessing higher or lower levels of landscape and visual susceptibility of the land parcels to the type and scale of development under each scenario set in **Table 1.1**:

**Table 1.1 – Assessment Criteria & Susceptibility Indicators**

Sensitivity Criteria	Susceptibility Indicators
<b>Natural factors</b>	<p><b>Landform</b> – Open, highly prominent and distinctive or intricate and complex landforms with sharp changes in level are more likely to be <b>more susceptible</b> to development than flat and indistinct landforms. The criteria also consider whether potential development would interrupt the relationship between distinctive landform features such as escarpments, prominent hills or plateaux. In some locations development may affect skyline character.</p>
	<p><b>Landscape pattern/landcover/scale</b> – Landscapes with a small scale, complex and intricate landscape pattern arising from landcover elements including settlement, field pattern or vegetation cover are more likely to be <b>more susceptible</b> to change arising from larger scale development than landscapes with a simple landcover pattern. Landscapes enclosed by buildings, trees and woodlands may offer more opportunity to accommodate development.</p>
<b>Cultural factors</b>	<p><b>Built development/settlement pattern</b> – The absence of modern built development/infrastructure, infrequent/limited residential built form, dispersed settlement/sparsely settled/un-populated areas, and/or the presence of small scale historic/vernacular settlement/buildings/structures, makes a landscape <b>more susceptible</b> to development.</p>
	<p><b>Relationship to settlement edge</b> – This considers the nature of any adjoining settlement edge (whether it is positive or negative, smooth, linear or indented). The landscape is <b>more susceptible</b> where the development would not successfully integrate with the existing settlement edge and would disrupt the functional relationship with the surrounding countryside.</p>
<b>Perceptual/aesthetic factors</b>	<p>Landscapes with a strong sense of tranquillity/remoteness will be <b>more susceptible</b> to development where this would cause disturbance to and loss of this valued rural quality.</p>
<b>Landscape quality/condition</b>	<p><b>Intactness of field boundaries</b> – Considers the scale and integrity of field boundaries (hedgerows, stone walls or fences). Intact field boundaries can help screen development but can also be <b>more susceptible</b> to loss/degradation from development, particularly historic hedgerows.</p>
	<p><b>Sense of place/rural quality</b> – Landscapes with a strong rural character in good condition and with features worthy of conservation, will be <b>more susceptible</b> to change because of the potential impact on their legibility and upon features and combinations of elements which may be difficult to replace. This applies to landscapes with semi-natural habitats and valued natural features such as woodland/hedgerows with good connectivity.</p>

<p><b>General visibility</b></p>	<p><b>General visibility/types of views/intervisibility/relationship to National Park/AONB</b> – The likelihood of a development being visible depends on the scale of the development, the landform in which the development would be sited and the screening opportunities afforded by the land cover, particularly buildings, trees and woodlands (taking into account seasonal variations). Landscapes which are visually contained with limited inward and outward views are likely to be <b>less susceptible</b> than open landscapes with extensive inward and outward views. The visual relationship of the land parcel with any existing settlement edges and whether there are any visual detractors which may reduce its susceptibility influences whether new development is likely to be well accommodated into its surroundings. Intervisibility between land parcels is also important. A landscape with a high degree of intervisibility with/or forming a backdrop to nearby areas of acknowledged landscape sensitivity such as the Yorkshire Dales National Park and Nidderdale AONB are <b>more susceptible</b> to development as they are unique and irreplaceable. Similarly, a landscape located on approaches/gateways to these sensitive landscapes is more susceptible to development.</p> <p><b>Skylines and other focal points</b> – Skylines are <b>more susceptible</b> to development as they are generally widely visible with features on them typically being seen in relief against a light sky. Undeveloped rural skylines are particularly <b>more susceptible</b> as are attractive skylines which form a backdrop to settlement. The presence of distinctive or historic landscape features such as hilltop monuments, church spires/towers or historic villages are also <b>more susceptible</b>. Land parcels may form part of, or may have a strong visual link to, a distinctive skyline.</p> <p><b>Scenic quality</b> – Landscapes with a high scenic quality and higher concentration of special qualities and/or which form the setting to such landscapes are <b>more susceptible</b> to development. This is because of the potential for loss or disturbance to their integrity and scenic value compared to landscapes which are strongly influenced by intrusive manmade structures and human activity.</p> <p><b>The nature, composition and characteristics of the existing views experienced</b> – Landscapes of attractive scenery, character, quality, integrity, strong sense of place and local distinctiveness will typically be <b>more susceptible</b> to development than less scenic areas. This includes landscapes that are designated for their natural beauty, but also areas of undesignated landscape, including scenic areas with strong character.</p>
<p><b>Visual receptors</b></p>	<p><b>Typical receptors</b> – Residents, communities, people engaged in outdoor recreation where the landscape is part of the experience, visitors to landscape whose interest is focussed on natural and built heritage assets and users of scenic routes <b>more susceptible</b> to development. Transport users (particularly of high-speed roads) are usually considered <b>less susceptible</b> receptors, unless the road is considered to be a scenic route or important gateway.</p> <p><b>The level of access and relative numbers of people likely to be affected</b> – The greater the number of sensitive visual receptors in an area, the <b>more susceptible</b> the area will be to change from development. This includes receptors within the land parcel as well as receptors that may lie further away but in locations which have direct and open views towards the land parcel (such as views from elevated hill forts/trig points.)</p>

<b>Landscape Value</b>	<b>Strength of landscape character/quality and condition</b> – Landscapes with a strong and positive character in good condition and with features worthy of conservation, will be <b>more susceptible</b> to change because of the potential impact on their legibility and upon features and combinations of elements which may be difficult to replace.
	<b>Rarity</b> – Landscapes which are commonplace are less likely to be valued than landscapes that are unique or rare as these are often irreplaceable and are <b>more susceptible</b> to development
	<b>Geological, topographical and geomorphological value</b> – This considers the shape and scale of the land and the extent that there may be distinctive and valued geological, topographical or hydrological features, which are <b>more susceptible</b> to development. Such features may be distinctive in their own right or may have influenced the creation of areas of distinctive and valued landscape character.
	<b>Historic landscape value</b> – A landscape that displays historic continuity and time depth (as reflected in the presence of nationally or internationally designated historic landscape assets and/or is important to the setting/identity of heritage assets), and/or is associated with significant artistic or literary references, will be <b>more susceptible</b> to development.
	<b>Natural value</b> – Landscapes with a strong and positive character in good condition and with features worthy of conservation, will be <b>more susceptible</b> to change because of the potential impact on their legibility and upon features and combinations of elements which may be difficult to replace. This applies to landscapes with semi-natural habitats and valued natural features such as woodland and hedgerows with good connectivity.
	<b>Recreational value</b> – Landscapes that make an important contribution to the recreational use and enjoyment of an area will be <b>more susceptible</b> to development. Indicators include the presence of nature reserves, country parks, allotments, outdoor sports facilities, public rights of way, green corridors, scenic routes and promoted viewpoints. This also includes recognised scenic or promoted tourist routes on an Ordnance Survey map, tourist map or within guidebooks.
	<b>Scenic and other aesthetic and perceptual and experiential qualities</b> – Landscapes that are defined by the presence of distinctive, dramatic or striking patterns of landform or land cover, or by strong aesthetic response to qualities such as rural character (traditional land uses with few human influences), perceived naturalness, sense of remoteness or tranquillity and dark skies, will be <b>more susceptible</b> to development.
<b>Visual Value</b>	<b>Iconic Views</b> – Highly valued views of national or international importance which are important in relation to the special qualities of a designated landscape, the cultural associations of which are widely recognised in art, literature or other media, will be <b>more susceptible</b> to development. This includes views of very high scenic quality such as those which are known historically for their picturesque and landscape beauty and are widely held in high regard.

	<p><b>Views related to designated landscapes and landscape related features</b> – Views from tourist routes, national trails, and other recognised visitor destinations or attractions, and/or views which are important in relation to the special qualities of a designated landscape or which are identified in specific studies of views will be <b>more susceptible</b> to development. Views to, from and within the setting of designated landscapes, historic and cultural sites and views recorded as important in relation to heritage assets (as recorded in the relevant citations accompanying the designation) are also <b>more susceptible</b> to development.</p>
	<p><b>Regionally/locally valued views</b> – Views which are identified in the local plan and/or of regional or particular local importance including views from regionally and locally promoted trails, and/or views which appear on an Ordnance Survey map, tourist map or within guidebooks, will be <b>more susceptible</b> to development.</p>
	<p><b>Views valued by the community</b> – Views from locations where there is provision of facilities for their enjoyment, such as parking and interpretation, and/or views which are locally well known, well-frequented and/or promoted as a beauty spot/visitor destination and may have significant cultural associations, will be <b>more susceptible</b> to development.</p>
<p><b>Mitigation Potential</b></p>	<p>This considers the scope for mitigating the likely adverse landscape and visual effects of development, taking into account compatibility of mitigation measures with local character.</p>

### Step 3 – Assess Landscape Sensitivity

- 1.4.14 The criteria and indicators for assessing the likely landscape and visual susceptibility of the land parcels to the development scenario are used to inform an assessment of the overall level of landscape sensitivity for each land parcel or area based on the definitions in Table 1.2.

**Table 1.2 – Overall Landscape Sensitivity Definitions**

Sensitivity Level	Definition
<b>High</b>	Typically, a landscape containing unique/important components and/or is an area of particularly distinctive character and/or contains landscape components that are in very good condition. Key characteristics of the landscape are highly susceptible to the type of change being assessed. Such change is likely to result in a significant change to character.
<b>Medium to high</b>	Typically, a landscape containing some important components and/or has some distinctive characteristics and/or is an area in moderate to good condition. Key characteristics of the landscape are susceptible to the type of change being assessed. Considerable care would be needed in locating and designing change within the landscape.
<b>Medium</b>	Typically, a landscape comprising of relatively ordinary components and/or has few distinctive characteristics and/or is an area in moderate condition. Key characteristics of the landscape have some susceptibility to the type of change being assessed. Considerable care may be needed in location and designing change within the landscape.
<b>Medium to low</b>	Typically, a landscape containing relatively unimportant components and/or has few distinctive characteristics and/or is an area in low to moderate condition. Key characteristics have limited susceptibility to the type of change being assessed. Although change can potentially be accommodated, care would still be needed in location and designing such change within the landscape.
<b>Low</b>	Typically, a landscape containing relatively unimportant components and/or has limited distinctive characteristics and/or is an area poor condition. Key characteristics are less likely to be adversely affected by the type of change being assessed. Change can potentially be accommodated without undue negative consequences.

- 1.4.15 As with all criteria-based assessments based upon data and information which is to a greater or lesser extent subjective, some caution is required in its interpretation in order to avoid the suggestion that certain landscape features or qualities can be absolutely associated with certain sensitivities. In reality, landscape sensitivity is the result of a complex interplay of often unequally weighted variables.
- 1.4.16 The assessment is based on professional judgement, taking account of the interplay between the criteria, as well as those which might be more important to landscape character in a particular area considered at a strategic scale. For example, there may be variations in relation to the sensitivity of individual landscape elements and land parcels within an overall assessment. These variations are picked up in the reporting where appropriate.

- 1.4.17 The potential landscape capacity of an area to accommodate development is established by considering the overall landscape sensitivity and landscape value of the area. In general terms, landscapes with limited potential capacity to accommodate development are of higher landscape value and landscape sensitivity and it is likely that development would have greater potential to negatively impact upon key features and characteristics of the landscape that are desirable to safeguard in line with relevant national/local planning policy objectives. Conversely, landscapes with greatest potential capacity to accommodate development are generally of lower landscape value and landscape sensitivity and, subject to appropriate siting, design and landscape mitigation, development of an appropriate scale could potentially be accommodated without negatively impacting upon key features and characteristics of the landscape that are desirable to safeguard.
- 1.4.18 While the study provides an indication of the relative capacity of the landscapes within the study areas to accommodate development in general terms, care should be taken not to interpret the results as a definitive statement on the suitability of a specific land parcel or site to accommodate a particular type or scale of development.

#### **Step 4 – Reporting**

- 1.4.19 The findings of the Landscape Sensitivity Study are reported as follows:
- **Section 2: Settlement Fringes** – sets out assessments of landscape sensitivity around each of the main settlement fringes, supported by figures showing the assessment units.
  - **Section 3: Development Sites** – sets out assessments of the landscape sensitivity of each potential Local Plan direction of growth or allocation site, supported by constraints and opportunities analysis figures.
- 1.4.20 Officers from Richmondshire District Council and representatives of the Defence Infrastructure Organisation (with respect to Catterick Garrison masterplanning) were involved in the commissioning of the study and reviewing draft outputs. This provided an opportunity to draw on stakeholders’ local knowledge in developing the study.

### **1.5 Settlement Gaps Assessment Methodology**

- 1.5.1 The adopted Core Strategy notes that the settlement development limits policy from the previous Local Plan<sup>3</sup> should be reviewed in order to ensure that the location of new development strengthens the separate identity and pattern of existing settlements. In response to this, the Council has identified four areas of search for the potential designation of settlement gaps within which future development would be controlled to support this aim.
- 1.5.2 There is currently no standard published guidance on assessing settlement gaps. For the purposes of this study, the following approach has been adopted based on similar studies undertaken by CBA for other Local Plans in England.

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<sup>3</sup> Richmondshire Local Plan 1999-2006

1.5.3 As identified through CBA's experience of recent Local Plan examinations, evidence studies and planning inquiries, the two essential purposes of a strategic gap designation are to:

- Protect the rural landscape setting and separate distinctive identity of settlements, by avoiding coalescence.
- Retain the existing settlement pattern by maintaining the openness of the land.

### **Landscape Context**

1.5.4 The landscape context for each gap was identified by review of the Landscape Character Assessment (Volume 1) and the Settlement Fringe Assessments where relevant.

### **Landscape Analysis**

1.5.5 An analysis of the landscape within each gap and its immediate environs was informed by field surveys undertaken from publicly accessible places (roads, public rights of way, etc) in June and July 2019 when trees and other vegetation was in leaf. The findings of the analysis are supported by plans.

### **Assessment of Landscape Function**

1.5.6 Informed by the findings from the landscape analysis, the function or role that the openness and nature of the landscape forming the gap must play in contributing to the setting and separate distinctive identity of the settlements is assessed by taking into account the following criteria:

- Landscape context
- Topography
- Vegetation
- Land uses
- Access and movement
- Visual characteristics (including inter-visibility and intra-visibility)
- Sense of leaving from/arrival to a settlement

1.5.7 Drawing on the above, an overall assessment is made as to the function or role that the landscapes forming the gaps between the settlements play in contributing to the two essential purposes of a strategic gap.

### **Recommendations**

1.5.8 Where appropriate, recommendations for considering designation of Settlement Gaps in the new Local Plan are provided where it is considered desirable to help (i) protect the rural landscape setting and separate distinctive identity of the settlements, by avoiding coalescence, and (ii) retain the existing settlement pattern by maintaining the openness of the land.

1.5.9 **Section 4** sets out the findings and recommendations of the assessments of the gaps between each selected settlement.

## 1.6 Using the Landscape Sensitivity Study

1.6.1 The Landscape Sensitivity Study identifies areas of higher sensitivity (and value) where development is unlikely to be accommodated without compromising landscape character, as well as areas of lower sensitivity (and value) where development is more likely to be accommodated.

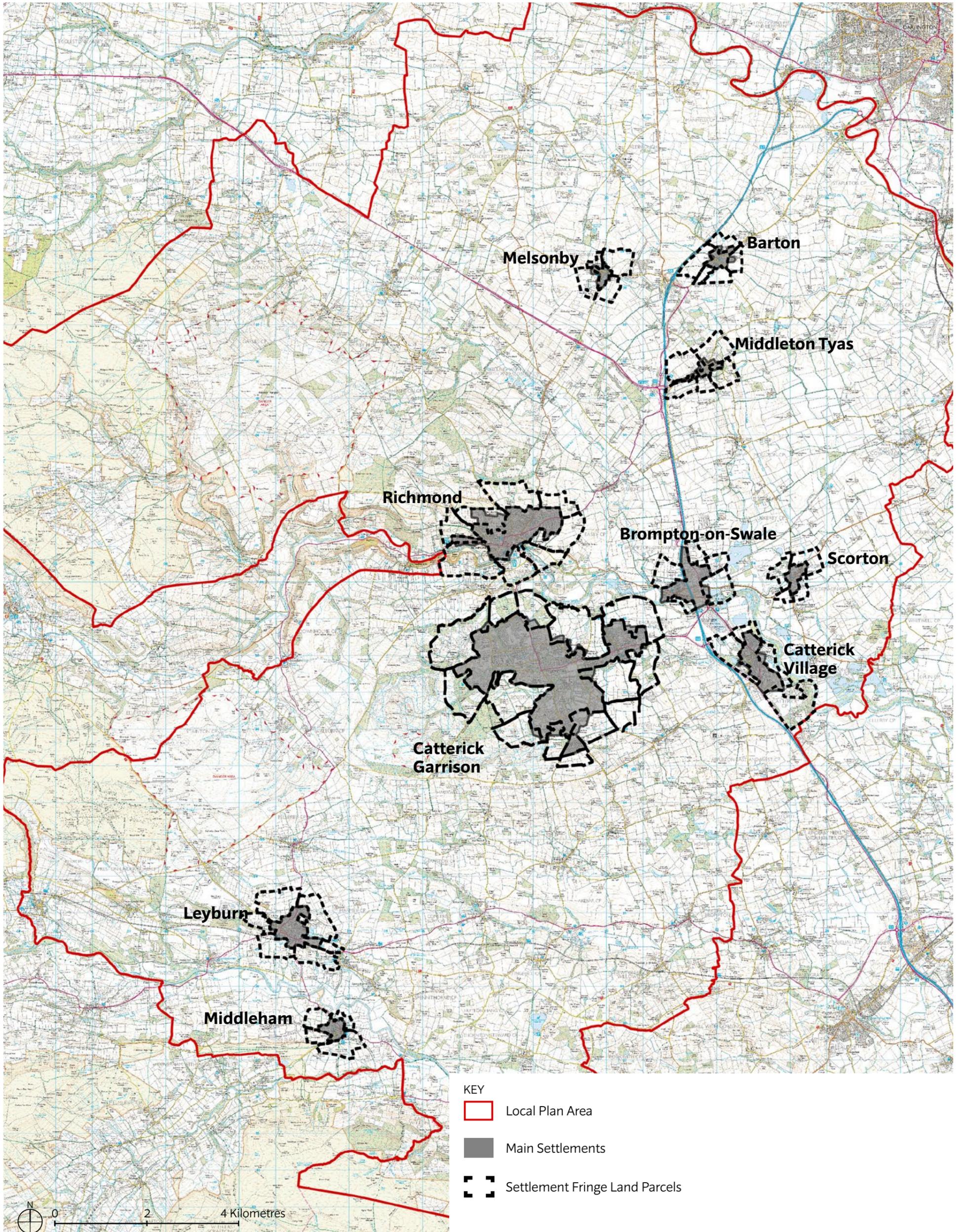
1.6.2 The range of potential uses and applications of the Landscape Sensitivity Study (including the Settlement Gaps Assessment) for spatial planning and development management are highlighted below:

- Informing local plan policies and policy at the national level
- Assisting studies of development potential, for example to help identify sites for housing, employment or other land uses.
- Informing the siting, scale and design conditions for particular forms of development such as housing.
- Providing an input to Sustainability Appraisals of development plans and policies.
- Providing an input to landscape & visual impact assessment of development proposals.

1.6.3 These potential applications of the study are reflected in the recommendations set out in **Section 5**.

1.6.4 The Study provides a common framework and source of baseline information about the landscape sensitivity of Richmondshire's settlement fringes and potential development sites to change. This common framework provides a basis for adopting an integrated, positive approach to managing landscape change by all those involved with, or that have an interest in, the planning, design and management of Richmondshire's landscapes, such as:

- Richmondshire District Council
- North Yorkshire County Council
- Government Agencies (Natural England, Environment Agency, Historic England, Forestry Commission, Defra)
- Nidderdale AONB
- Yorkshire Dales National Park
- Developers
- Landowners & Land Managers
- Community Groups, Parish Councils, Local Interest Groups & Voluntary Organisations
- Educational Establishments & Research Organisations



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## 2.0 SETTLEMENT FRINGES

### 2.1 Catterick Garrison (including Hipswell, Scotton and Colburn)

#### Landscape Context

2.1.1 The landscape context for the settlement of Catterick Garrison is provided by the following LLCTs and LCAs<sup>4</sup>:

- A - Moors LLCT/A5 Downholme and Hipswell Moor LCA
- B - Moors Fringe LLCT/B9 Downholme Fringe LCA
- B - Moors Fringe LLCT/B10 Colburn Fringe LCA
- B - Moors Fringe LLCT/B12 Scotton Fringe LCA
- B - Moors Fringe LLCT/B15 Hauxwell Fringe LCA
- B - Moors Fringe LLCT/B16 Tunstall Fringe LCA

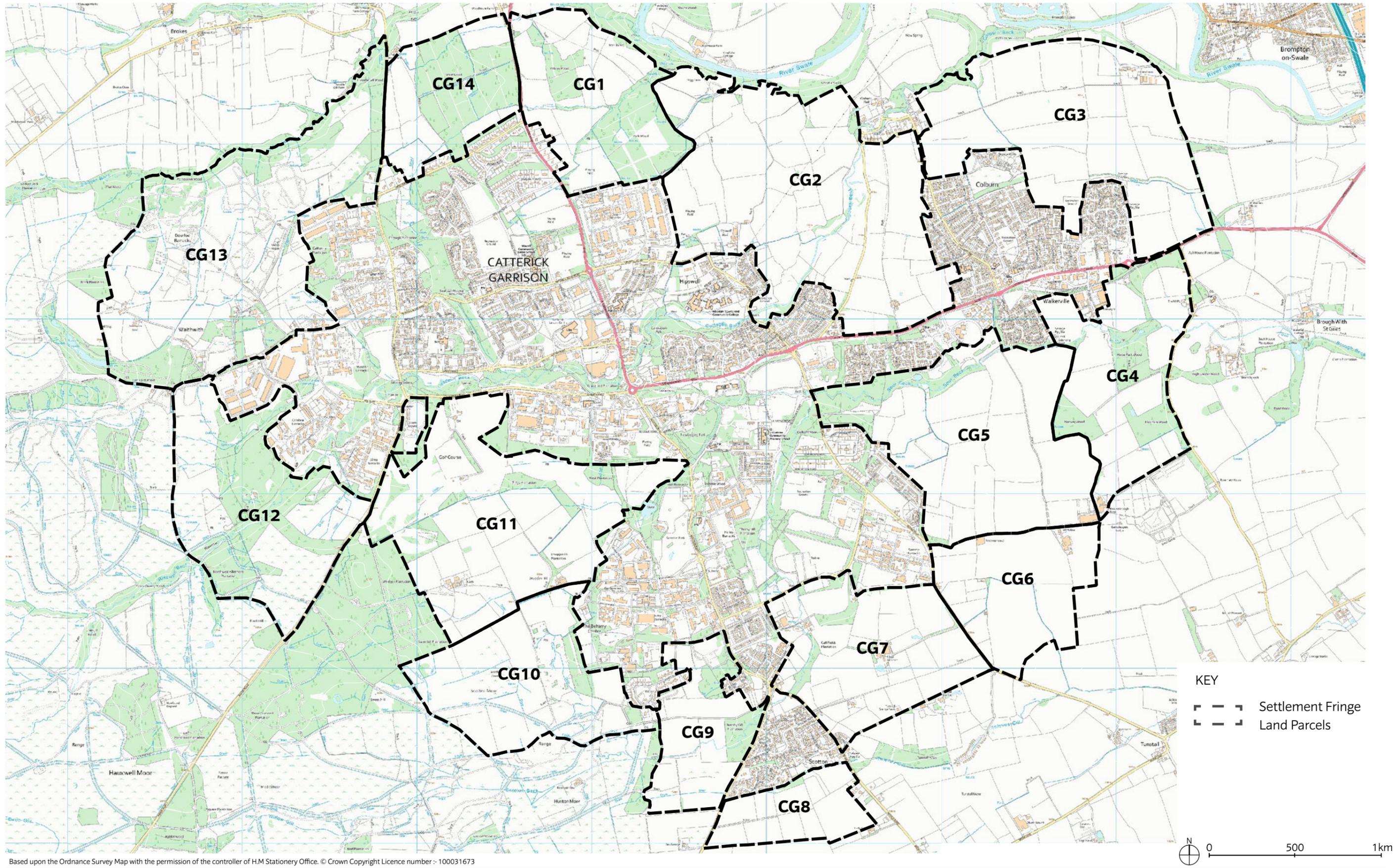
2.1.2 Based on GIS analysis and field survey, the above landscape types/character areas around the fringes of the settlement have been sub-divided into nine land parcels as shown on **Figure 2.2**.

#### Potential Development Scenario

2.1.3 Large residential development within all land parcels, small-scale commercial development within land parcels CG4 and CG5 and military development within land parcels CG7, CG9, C10, CG12 and CG13.

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<sup>4</sup> See Volume 1 (Richmondshire Landscape Character Assessment)



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## Landscape Sensitivity Assessment

### Land Parcel CG1

Criteria	Susceptibility
<b>Natural factors</b>	This is a moderately sloping, undulating landscape predominantly of pasture with woodland blocks. The topography slopes in a south-north direction from the edge of Hipswell towards the steeper banks of the Swale river valley to the north-east, which makes this part of the land parcel <b>more susceptible</b> to the development scenario. The open slopes in the north-east are also <b>more susceptible</b> to the development scenario. The flatter, more enclosed land in the south is <b>less susceptible</b> to the development scenario. There is substantial woodland cover in this land parcel, that is linked by riparian vegetation along a tributary watercourse, by trees along gapped hedgerow and fence boundaries and by tree boundary vegetation around the existing settlement edge. This vegetation structure contributes to a generally medium-scale landscape pattern with some more intimate areas that are <b>more susceptible</b> to the development scenario.
<b>Cultural factors</b>	The predominant land use is agricultural with blocks of woodland. Military accommodation has extended north through Hipswell over time, and there is a recreation ground and eight red-brick, detached houses in large grounds along Richmond Road towards the south of this land parcel where the military buildings and associated infrastructure of Gaza Barracks is located. This urban development is largely separated from the undeveloped parts of the land parcel by Park Wood, which contributes to a well-integrated settlement edge. Overall, these cultural factors make this land parcel <b>more susceptible</b> to the development scenario.
<b>Perceptual/aesthetic factors</b>	This land parcel is a relatively intimate and rural landscape of undulating pasture with wooded boundaries. It is a balanced landscape with a strong sense of tranquillity/remoteness as it is largely separated from the urban influences of the barracks and wider settlement to the south and west. Overall, these perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.
<b>Landscape quality/condition</b>	The landscape features are simple and visually coherent, and generally well-maintained in good condition. Hedgerow boundaries are occasionally gapped and have been supplemented by post and wire fencing in places. There is a sense of time depth associated with the enclosed pastoral landscape, with some urban influences to the south. Generally well-maintained woodland edges and riparian vegetation are important in screening the barracks. The land parcel contributes to the strong sense of rural landscape character between Catterick Garrison and Richmond, and the northern part is also <b>more susceptible</b> to the development scenario where it contributes to the corridor of the River Swale.
<b>General visibility</b>	The landscape has a generally enclosed character by virtue of the undulating landform and generally high proportion of woodland cover. Fields along the western edge are more exposed, with open views across them from Richmond Road. Looking south across these fields, large buildings with the barracks break the skyline and make this part of the land parcel <b>less susceptible</b> to the development scenario. The fields in the north-east form part of the setting to the River Swale and are <b>more susceptible</b> to the development scenario. Whilst this is a

Criteria	Susceptibility
	simple landscape, the pastoral landscape and well treed skylines associated with much of the land parcel are <b>more susceptible</b> to the development scenario.
<b>Visual receptors</b>	Visual receptors associated with this land parcel include users of the public footpath that links with the Coast to Coast <sup>5</sup> route along the River Swale, who are <b>more susceptible</b> to the development scenario. Views for road users, pedestrians along the pavement and residents of properties along Richmond Road are <b>more susceptible</b> to the development scenario, considering their rural setting. Visitors to Easby Abbey and users of associated public rights of way within the rural landscape setting of the Abbey are also <b>more susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered to be a landscape of moderate value due to the generally intact landscape features and locally characteristic pastoral land use. The land parcel contributes to the visual and physical separation of the settlements of Richmond and Hipswell as part of Catterick Garrison. The woodland is a designated Site of Local Nature Conservation Importance (SINC) and forms part of the woodland setting of the River Swale including heritage features to the north, and is <b>more susceptible</b> to the development scenario. The public footpath provides a rural route that links with footpaths through Lower Swaledale and to Easby Abbey as well as heritage sites further north. This is not a particularly rare landscape, but it does contain rural features in moderate condition that contribute to the wider rural landscape between settlements and forming the edge of the Swale Valley, which makes the land parcel <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic or distinctive views associated with this land parcel. Important panoramic views south towards the land parcel from Richmond Castle and the Georgian Racecourse identified in the Richmond Conservation Area Character Appraisal are <b>more susceptible</b> to the development scenario. While there is a physical connection with the historic landscape associated with the River Swale around Easby Abbey, views of these features are limited and, therefore, <b>less susceptible</b> to the development scenario.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in the south of the land parcel, in proximity to the existing settlement edge. The management and enhancement of the existing vegetation structure would be beneficial in maintaining a well-integrated settlement edge in line with key characteristics of the wider landscape.

2.1.4 Overall, the rural qualities of the landscape and key strong vegetation features such as along watercourses and woodland edges, together with its contribution to the rural landscape between the two settlements and the wider Swale corridor, make this land parcel particularly susceptible in landscape and visual terms to the development scenario. The overall landscape sensitivity of this land parcel is, therefore, assessed as **medium to high** with **limited** capacity to accommodate the development scenario without compromising landscape character.

<sup>5</sup> The Coast to Coast Walk is an unofficial but culturally renowned and promoted long-distance walk

## Land Parcel CG2

Criteria	Susceptibility
<b>Natural factors</b>	<p>This is a gently sloping landscape that is generally <b>less susceptible</b> to the proposed development scenario. Colburn Beck cuts through the centre of the land parcel, creating more undulating and locally distinctive landform that is <b>more susceptible</b> to development.</p> <p>The land parcel is a combination of arable and pastoral fields that contribute to varying levels of exposure and intricacy. Woodland along the north and north-west edges of the land parcel are linked by hedgerow boundaries with trees. This vegetation structure including riparian vegetation through the east of the land parcel, creates intimate areas that are <b>more susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>The predominant land use is agricultural, including a cluster of farm buildings around Grade I listed Hipswell Hall in the south-west of the land parcel. The former, fortified manor house and historic settlement of Hipswell have been encompassed by modern development that has taken place as Catterick Garrison has expanded over time. The cemetery, recreation ground and woodland create a textured, relatively well integrated settlement edge. Settlement of varying density, which forms the south, east and west edges of the land parcel, apparent in views across the land parcel. Colburn Village is well-integrated on the north-east edge, by surrounding woodland. Overall, these cultural factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This is a varied landscape, which is open across the east and west, with smaller-scale, more intimate fields forming the centre. There are moderate levels of tranquillity across the land parcel. It is a generally calm, rural landscape with localised influence from adjacent military land uses. Overall, these perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>Woodland edges and riparian vegetation are generally well-maintained as remnants of historic enclosure patterns. Historic and cultural features are relatively well-maintained although some integrity has been lost. There is a sense of time depth associated with the enclosed pastoral landscape around Colburn Beck and with the villages of Hipswell and Colburn. There is some urban influence associated with military land use and settlement to the south, east and west. Overall, the landscape is in moderate condition and is <b>less susceptible</b> to the development scenario. Intact field boundaries, the historic settlement edge of Colburn Village and the local landscape forming part of the river corridor are <b>more susceptible</b> to development.</p>
<b>General visibility</b>	<p>Visibility varies across the land parcel from open views across the large, gently sloping, arable fields to more intimate views associated with robust boundary vegetation and smaller field parcels in the north and east. The open landscape is <b>more susceptible</b>, particularly considering the existing integrated settlement edges of Colburn Village, Hipswell and Catterick Garrison and visibility of the land parcel from the Swale valley to the north. The west edge of Colburn Town is more conspicuous, transmission wires and poles stand out across the centre of this land parcel and infrastructure associated with the barracks is occasionally visible, which reduces scenic quality in part. Hedgerow boundaries define more enclosed field parcels in the south, that are visually <b>less susceptible</b> to the development scenario.</p>

	The undeveloped skylines of this open landscape are <b>more susceptible</b> to development, particularly considering views north and east from the existing settlement edge and views south from Colburn Village and the River Swale.
<b>Visual receptors</b>	Visual receptors associated with this land parcel include users of the footpaths, including part of the Coast to Coast route and local residents, who are <b>more susceptible</b> to the development scenario. The land parcel is screened in part from adjacent settlement and the wider landscape by vegetation and landform, which locally reduces levels of intervisibility and the number of receptors.
<b>Landscape Value</b>	This is considered to be a landscape of limited value due to the unbalanced character and variety of land uses within and adjacent to the land parcel. The land parcel forms part of the transitional landscape that contributes to visual and physical separation of the Swale valley from the urbanised settlement at Catterick Garrison. It is a relatively common and indistinct landscape that is <b>less susceptible</b> to development. However, there are features including riparian vegetation and field boundaries, woodland edges and historic village elements that are <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic or distinctive views associated with this land parcel. Important panoramic views south towards the land parcel from Richmond Castle and the Georgian Racecourse identified in the Richmond Conservation Area Appraisal are <b>more susceptible</b> to the development scenario.  Views of receptors along the Coast to Coast footpath in proximity to the River Swale have local value in appreciating the more intimate riverine landscape in the north of the parcel and are <b>more susceptible</b> to development.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in the west and partially in the south of the land parcel, in proximity to the existing settlement edge. The management and enhancement of the existing vegetation structure would be beneficial in maintaining a well-integrated settlement edge and in line with key characteristics of the wider landscape.

2.1.5 Overall, the rural qualities of the landscape and strong vegetation features such as along watercourses, together with its contribution to the rural landscape between the settlements and the wider Swale corridor, make this land parcel susceptible in landscape and visual terms to the development scenario. Existing urban influences reduce susceptibility in part. The overall landscape sensitivity of this land parcel is assessed as **medium** with **medium** capacity to accommodate the development scenario without compromising landscape character.

### Land Parcel CG3

Criteria	Susceptibility
<b>Natural factors</b>	<p>This is a relatively flat landscape, that very gently slopes north towards the River Swale. This is an indistinct landform with <b>less susceptibility</b> to the development scenario.</p> <p>It is a predominantly arable landscape with limited vegetation cover. Fields are largely defined by low-hedgerow boundaries with occasional trees. Woodland forms the north-west edge of the land parcel, extending from the edge of Colburn Village and continuing east along the banks of the River Swale. Trees link along the two watercourses, in the west and south-east of the land parcel. The simple landcover and open, large field pattern is generally <b>less susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>The predominant land use is agricultural with relatively limited vegetation cover. Scattered trees are remnant of the historic enclosure pattern, which has altered through changes in farming methods and expansion of settlement. There is limited settlement within the land parcel. Modern residential properties form an indented settlement edge to the south of the land parcel, which is partially integrated by perimeter trees and field boundaries trees through the land parcel. Overall, these cultural factors make this land parcel <b>more susceptible</b> to the development scenario. The designed landscape and various listed buildings of Brough Park, outside of the land parcel to the south are <b>more susceptible</b> to the development scenario, although partially separated from this land parcel by woodland blocks that link into the parkland vegetation.</p>
<b>Perceptual/aesthetic factors</b>	<p>This land parcel comprises of a simple and rural landscape of medium-to large fields with low hedgerow boundaries and scattered trees. It is a balanced landscape with a moderate sense of tranquillity. It is influenced in part by the urban edge of Catterick Garrison. Overall, these perceptual/aesthetic factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>Changes in land use and management including historic expansion and alteration to Catterick Garrison has impacted upon the landscape pattern and resulted in fragmentation of vegetation structure in parts and a limited sense of time depth. The woodland and riparian vegetation to the north is generally well-maintained as a key feature in this land parcel. The land parcel contributes to the strong sense of rural landscape that extends north from Catterick Garrison to the River Swale. However, the landscape is in an overall moderate condition, contains few noteworthy features and is generally <b>less susceptible</b> to development scenario.</p>
<b>General visibility</b>	<p>The landscape has a generally open character due to the low and often gapped hedgerow boundaries around medium fields. There are open views across the land parcel, over low hedgerows and between scattered trees, which are <b>more susceptible</b> to the development scenario. The existing settlement edge of Colburn Town is generally well integrated by surrounding tree boundaries. The settlement edge of Brough with St Giles is more conspicuous due to more limited vegetation cover. Skylines are varied, with development generally visible below the treeline. Long views across the land parcel to the north/north-west, towards rising landform of the moors are <b>more susceptible</b> to the development scenario. There is generally limited</p>

	scenic quality and intervisibility with the surrounding landscape, which is less susceptible to the development scenario. However, there are views between the south of the land parcel and Brough Park, which are <b>more susceptible</b> to the development scenario.
<b>Visual receptors</b>	Visual receptors associated with this land parcel include users of the public bridleway through the north of the land parcel, which forms part of the Coast to Coast route and residents of Colburn Village, Colburn Town and Brough with St Giles, who experience a range of enclosed and open rural views that are <b>more susceptible</b> to the development scenario. Users of the public routes through Brough Park experience a range of designed and rural landscape features in their views as they move through the landscape and are <b>more susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered to be a landscape of moderate to low value by virtue of the simple, landscape with few noteworthy features, which is <b>less susceptible</b> to the development scenario. It is a locally common landscape with indistinctive pattern and features that is <b>less susceptible</b> to development. The designed, historic landscape of Brough Park to the south is <b>more susceptible</b> to the development scenario due to the proximity to this land parcel. The existing woodland and riparian trees through the north of the land parcel, contribute to a green corridor that links with the adjacent land parcel and Swale valley and is <b>more susceptible</b> to the development scenario. There is limited recreational or scenic value associated with this land parcel.
<b>Visual Value</b>	There are no iconic views associated with this land parcel.  Important panoramic views south towards the land parcel from Richmond Castle and the Georgian Racecourse identified in the Richmond Conservation Area Character Appraisal are <b>more susceptible</b> to the development scenario.  Views into and between Brough Park and particularly of the Grade II* listed Church of St Paulinus, which is visually prominent in the local landscape.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in the land parcel, due to the relatively flat landform and surrounding vegetation that alters perception of the land parcel. The management and enhancement of the existing vegetation structure would be beneficial in maintaining a well-integrated settlement edge in line with key characteristics of the wider landscape.

2.1.6 Overall, the indistinct landform, enclosed visual character and simple landscape that is influenced by existing, adjacent settlement is less susceptible to the development scenario. However, intervisibility with Brough Park and woodland/riparian vegetation of the Swale valley to the north of the land parcel are more susceptible elements related to the land parcel. The overall landscape sensitivity of this land parcel is assessed as **medium** with **medium** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel CG4

Criteria	Susceptibility
<b>Natural factors</b>	<p>This is a gently sloping, wooded landscape. The topography slopes down in a general south-west to north-east direction towards Brough Beck. This is an indistinct landform with <b>less susceptibility</b> to the development scenario.</p> <p>It is an agricultural landscape with substantial blocks of woodland. Fields are largely defined by low-hedgerow boundaries and woodland edges. There is some variation in the north of the land parcel. Riparian vegetation links through the north of the land parcel in a west-east direction along Sour Beck/Brough Beck, from CG5 and reduces towards Brough Park. The landcover pattern is generally <b>more susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>The predominant land use is agricultural with substantial tree cover. Three large blocks of woodland divide and define a small-scale field pattern. Mixed plantation forms the east edge of the land parcel and defines the edge of the designed landscape of Brough Park. There is generally limited settlement within the land parcel itself. Richmond Equestrian Centre is a complex of buildings and hardstanding areas in the south-west of the land parcel and crossing over into land parcel CG5. There is a small cluster of buildings on the north-east edge of the land parcel, on the edge of Brough Park. Modern settlement expansion has taken place on the north edge of the land parcel, with small-scale commercial units and cul-de-sac residential development extending south of Catterick Road. Overall, these cultural factors make this land parcel <b>less susceptible</b> to the development scenario. The designed landscape and various listed buildings of Brough Park, outside of the land parcel to the east are <b>more susceptible</b> to the development scenario, although partially separated from this land parcel by woodland that links into the parkland vegetation.</p>
<b>Perceptual/aesthetic factors</b>	<p>This land parcel comprises of a relatively simple and rural landscape of small fields and woodland blocks. It is a balanced landscape with a moderate sense of tranquillity. It is influenced in part by the urban edge of Catterick Garrison. Overall, these perceptual/aesthetic factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>Changes in land use and management including expansion of Catterick Garrison has impacted upon the landscape pattern and resulted in fragmentation of vegetation structure in part. The woodland and riparian vegetation to the north is generally well-maintained as an intact feature in this land parcel. The land parcel contributes to the strong sense of rural landscape that extends south-east from Catterick Garrison through Brough Park. The landscape is in an overall moderate condition and generally <b>more susceptible</b> to development scenario.</p>

<b>General visibility</b>	The landscape has a generally enclosed visual character due to the woodland blocks and linking tree belts, which is <b>less susceptible</b> to the development scenario. Views become more open to the south, over the larger scale, more open fields extending beyond the land parcel. Existing built form on the settlement edge of Catterick Garrison is screened by riparian vegetation and generally well-integrated. Skylines are generally undeveloped and there are moderate levels of scenic quality that are <b>more susceptible</b> to the development scenario. There is some intervisibility with Brough Park, across rough pasture with scattered parkland trees, which are <b>more susceptible</b> to the development scenario.
<b>Visual receptors</b>	Visual receptors associated with this land parcel include users of the public bridleway along the west boundary of the land parcel and the footpath through the south-east, who experience generally enclosed, woodland views that are <b>more susceptible</b> to the development scenario. Users of the public routes through Brough Park experience a range of designed and rural landscape features in their views as they move through the landscape and are <b>more susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered to be a landscape of moderate value by virtue of the simple, landscape with characteristic woodland and localised parkland features in the north-east, which are <b>more susceptible</b> to the development scenario. It is physically and visually linked with the adjacent parkland landscape by woodland features and is <b>more susceptible</b> to development scenario. The designed, historic landscape of Brough Park to the east is <b>more susceptible</b> to the development scenario due to the proximity to this land parcel. The existing woodland and riparian trees through the north of the land parcel, contribute to a green corridor that links with the adjacent land parcel and Brough Park and is <b>more susceptible</b> to the development scenario. There is limited recreational or scenic value associated with this land parcel.
<b>Visual Value</b>	There are no iconic views associated with this land parcel.  Important panoramic views south towards Catterick Garrison from Richmond Castle and the Georgian Racecourse identified in the Richmond Conservation Area Character Appraisal are <b>more susceptible</b> to the development scenario.  Views into and between Brough Park are locally valued.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in proximity to the existing settlement edge, due to the gently sloping topography and woodland blocks that provide screening of the existing settlement edge. The management and enhancement of the existing vegetation structure would be beneficial in maintaining a well-integrated settlement edge in line with key characteristics of the wider landscape.

2.1.7 Overall, the partly intact, wooded landscape in proximity to the historic designed landscape of Brough Park is susceptible to the development scenario. The enclosed visual character and localised influence of the existing settlement edge reduces susceptibility in part. The overall landscape sensitivity of this land parcel is assessed as **medium** with **medium** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel CG5

Criteria	Susceptibility
<p><b>Natural factors</b></p>	<p>This is a gently sloping, predominantly arable landscape with woodland to the north. The topography slopes in a general south-north direction from the edge of Somme Barracks towards the Sour Beck that flows through a wooded course along the south of development along Catterick Road. This is an indistinct landform with <b>less susceptible</b> to development.</p> <p>There is substantial woodland cover along the north edge of the land parcel, extending from within the adjacent settlement, which is <b>more susceptible</b> to the development scenario. Riparian vegetation narrows along the edge of settlement in the north-east of the parcel. Low hedgerows with occasional trees bound large fields across much of this land parcel. The simple landcover and open, large field pattern is generally <b>less susceptible</b> to the development scenario.</p>
<p><b>Cultural factors</b></p>	<p>This is predominantly arable farmland comprising of large fields with hedgerow boundaries. The enclosure pattern has altered through changes in farming methods. Settlement pattern has also altered over time, as Catterick Garrison has expanded. The settlement forming the north and west edges of this land parcel is generally well-integrated by vegetation. Overall, these cultural factors make this land parcel <b>more susceptible</b> to the development scenario. The designed landscape and various listed buildings of Brough Park, outside of the land parcel to the east are <b>more susceptible</b> to the development scenario, although generally well separated from this land parcel by woodland blocks that link into the parkland vegetation.</p>
<p><b>Perceptual/aesthetic factors</b></p>	<p>This land parcel comprises of a simple and rural landscape of medium- to large fields with low hedgerow boundaries and scattered trees. It is a balanced landscape with a moderate sense of tranquillity. It is partly separated from the urban influences of the barracks, with some visibility of residential properties on the west boundary. Overall, these perceptual/aesthetic factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<p><b>Landscape quality/condition</b></p>	<p>Changes in land use and management including historic expansion and alteration to Catterick Garrison has impacted upon the landscape pattern and resulted in fragmentation of vegetation structure in part. The woodland and riparian vegetation is generally well-maintained and contributes to an integrated, unified settlement edge that is <b>more susceptible</b> to the development scenario. There is a limited sense of time depth and the landscape is in an overall moderate-poor condition that is <b>less susceptible</b> to the development scenario.</p>
<p><b>General visibility</b></p>	<p>The landscape has a generally open character due to the low and often gapped hedgerow boundaries around medium- to large fields. There are wide views across the land parcel, considering both inward and outward views, which are <b>more susceptible</b> to the development scenario. The surrounding undulating landscape alters the perception of the existing settlement edge, which is well-integrated by woodland and tree planting, and largely indistinguishable. There is generally high intervisibility with the surrounding, open landscape and visual links across the landscape. Open and undeveloped skylines are <b>more susceptible</b> to the development scenario.</p>

<b>Visual receptors</b>	Visual receptors associated with this land parcel include residents along the north edge of the land parcel who have generally contained views and are <b>less susceptible</b> , due to woodland planting. Residents along the west edge have more open views across the arable landscape and are therefore, <b>more susceptible</b> . Boundary vegetation filters these in part. Views of bridleway users within the open, rural landscape are also <b>more susceptible</b> to the development scenario.
<b>Landscape Value</b>	<p>This is considered to be a landscape of moderate to low value by virtue of the simple, landscape with few noteworthy features, which is <b>less susceptible</b> to the development scenario.</p> <p>It is a locally common landscape with indistinctive pattern and features that is <b>less susceptible</b> to development.</p> <p>The designed, historic landscape of Brough Park to the east is <b>more susceptible</b> to the development scenario due to the proximity to this land parcel, although woodland blocks largely reduce this.</p> <p>The existing woodland edge contributes to a green corridor that continues into and along the settlement and is <b>more susceptible</b> to the development scenario. There is limited recreational or scenic value associated with this land parcel.</p>
<b>Visual Value</b>	<p>There are no iconic views associated with this land parcel.</p> <p>Important panoramic views south towards the land parcel from Richmond Castle and the Georgian Racecourse identified in the Richmond Conservation Area Character Appraisal are <b>more susceptible</b> to the development scenario.</p> <p>Wide, open views across the surrounding Moors Fringe landscape are locally characteristic and are <b>more susceptible</b> to the development scenario.</p>
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in the land parcel, due to the surrounding undulating landform that alters perception of the land parcel. The management and enhancement of the existing vegetation structure would be beneficial in maintaining a well-integrated settlement edge in line with key characteristics of the wider landscape.

2.1.8 Overall, the open, large-scale pattern of this land parcel is susceptible to the development scenario. However, the existing influence of the adjacent settlement, the surrounding topography and existing vegetation reduce susceptibility in landscape and visual terms to the development scenario. The overall landscape sensitivity of this land parcel is assessed as **medium to low** with **medium to high** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel CG6

Criteria	Susceptibility
<b>Natural factors</b>	<p>This is a relatively flat landscape with gentle undulations. The landform is not distinctive but does form the top of the open slopes east from Catterick Garrison to the broad Swale valley, that are <b>more susceptible</b> to the development scenario.</p> <p>Landscape pattern varies from small scale, pastoral fields in the west to large arable fields in the east. These are generally bound by low hedgerows with occasional trees that contribute to the open nature of the landscape. There are scattered small groups of trees at the corners of fields that offer localised enclosure. The simple landscape pattern is <b>less susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>The predominant land use is agricultural with relatively sparse vegetation cover. The pastoral field structure is largely remnant of historic enclosure patterns, although has been sub-divided by changes in land use and management over time. The north field was previously developed as living quarters (for the military base) but has since been restored to agricultural use. The larger arable fields have expanded through modern farming practices and form part of the exposed landscape that extends east from this land parcel. There is limited settlement within the land parcel, and it is largely separated from the existing settlement edge by vegetation and landform. The edge of Somme Barracks is locally conspicuous on the north-west edge and large farms are apparent in the north-east. Overall, these cultural factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>The land parcel comprises of a simple, exposed, agricultural landscape. The western edge is influenced by the adjacent military land uses, that contribute to a more discordant edge character. It is a generally calm landscape with some detracting land uses and visual influence from the adjacent barracks. Overall, these perceptual/aesthetic factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>Changes in land use and management, including modern farming practices and previous expansion and alteration to Catterick Garrison has impacted upon the landscape pattern and resulted in fragmentation of vegetation structure in part. Trees and hedgerows are in moderate condition with some poor structure in places and are <b>less susceptible</b> to the development scenario. The land parcel contributes to the strong sense of rural landscape that extends east from Catterick Garrison to the River Swale. However, it contains few noteworthy features and is <b>less susceptible</b> to the development scenario.</p>
<b>General visibility</b>	<p>The land parcel has a generally open character due to the limited vegetation and large field pattern. There are extensive inward and outward views associated with the land parcel that are more susceptible to the development scenario. Hedgerow boundaries define more enclosed field parcels along the road, that are <b>less susceptible</b> to the development scenario. Large skies are characteristic of views and the undeveloped skylines are <b>more susceptible</b> to development. This is a landscape of relatively low scenic quality, occasionally containing intrusive features such as transmission wires and posts that stand out against the large skies.</p>

<b>Visual receptors</b>	<p>There are generally limited visual receptors associated with the land parcel. Users of the bridleways experience expansive views across the wider, large-scale landscape as they travel between destinations and are <b>more susceptible</b> to the development scenario.</p> <p>There is some intervisibility between this land parcel and the open landscape to the east, although limited numbers of receptors associated with this, which makes the land parcel <b>less susceptible</b> to the development scenario.</p>
<b>Landscape Value</b>	<p>This is considered to be a landscape of moderate to low value due to the simple, exposed character with few noteworthy features, which is <b>less susceptible</b> to the development scenario.</p> <p>It is a locally common landscape with indistinctive pattern and features that is <b>less susceptible</b> to the development scenario.</p> <p>There is limited natural or recreational value associated with the land parcel.</p>
<b>Visual Value</b>	<p>There are no iconic views associated with this land parcel.</p> <p>Important panoramic views south towards the land parcel from Richmond Castle and the Georgian Racecourse identified in the Richmond Conservation Area Character Appraisal are <b>more susceptible</b> to the development scenario.</p> <p>Wide, open views across the surrounding Moors Fringe landscape are locally characteristic and <b>more susceptible</b> to the development scenario.</p>
<b>Mitigation potential</b>	<p>There is limited potential to mitigate the type and scale of change associated with the development scenario in this land parcel due to the exposed landscape, limited existing vegetation and generally open visual character. The management and enhancement of the existing vegetation structure would be beneficial in maintaining a well-integrated settlement edge in line with key characteristics of the wider landscape.</p>

2.1.9 Overall, the open, large-scale pattern and associated open views are susceptible to the development scenario. It is a simple landscape with few noteworthy features that is less susceptible in landscape and visual terms to development. However, there is limited potential for mitigation of the development scenario. The overall landscape sensitivity of this land parcel is assessed as **medium to high** with **limited** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel CG7

Criteria	Susceptibility
<b>Natural factors</b>	<p>This is a gently sloping, predominantly pastoral landscape. The topography slopes in a general west-east direction from the edge of Scotton and gently sloping down through the wider landscape to the River Swale. It is an indistinct landform that is <b>less susceptible</b> to the development scenario.</p> <p>Small woodland blocks and shelterbelts in the west are linked by hedgerow boundaries that are <b>more susceptible</b> to the development scenario. Vegetation cover decreases in a west-east direction. Trees line a farm access track and form a shelterbelt around the north and west of the farm in the centre of the land parcel. This vegetation structure contributes to a small-scale occasionally intimate pattern that is <b>more susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>The land parcel comprises largely agricultural land with blocks of woodland and scattered properties including clusters of farm properties and small cul-de-sac development. Military accommodation forms the north boundary of the land parcel, including areas of open space that were formerly developed. The village of Scotton, to the west of the land parcel, has experienced rapid expansion since the late 1970s. Properties within the land parcel comprise a variety of types and building materials, and they are often encompassed by boundary trees. Overall, these cultural factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This land parcel has an enclosed, generally textured and intimate character due to the irregular field pattern and vegetation cover. It is a discordant and complex, rural landscape of small-scale fields with scattered development. It is a moderately tranquil landscape, that has some influence from adjacent settlement. Overall, these perceptual/aesthetic factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>Changes in land use and management including historic expansion and alteration to Catterick Garrison has impacted upon the landscape pattern and resulted in fragmentation of vegetation structure in part. Woodland blocks and shelterbelts are generally well-maintained and are <b>more susceptible</b> to the development scenario. Intact field boundaries, particularly towards the south are also <b>more susceptible</b> to the development scenario. There is variation in landscape condition and, therefore, susceptibility due to the variety of land uses and management within the land parcel. Overall, the landscape is considered to be in moderate condition, with localised areas of poor condition and is <b>less susceptible</b> to the development scenario.</p>

<b>General visibility</b>	Visibility varies across the land parcel from open views in the east, to more intimate views associated with robust boundary vegetation and smaller field parcels in the north and west. The open landscape is <b>more susceptible</b> , particularly considering the existing integrated settlement edge. Hedgerow boundaries define more enclosed field parcels in the north and west, that are <b>less susceptible</b> to the development scenario. Skylines are generally treed, with more expansive landscape and large skies opening up further east. Development is clearly visible along the north edge and contributes to more developed skylines that are <b>less susceptible</b> to the development scenario. There is limited scenic quality associated with the land parcel due to the variety of land uses and influences that are <b>less susceptible</b> to the development scenario.
<b>Visual receptors</b>	Visual receptors associated with this land parcel include users of the bridleway and residents of properties in Scotton, along Low Hall Lane to the north-west and within the site experience a variety of views into and across parts of the land parcel and are <b>more susceptible</b> to the development scenario. Residents of Somme Barracks and further within Catterick Garrison are <b>less susceptible</b> due to surrounding vegetation that filters and/or screens outward views.
<b>Landscape Value</b>	This is considered to be a landscape of moderate value due to the diverse, partly intact landscape features including woodland blocks and hedgerows around a small-scale field pattern that are <b>more susceptible</b> to the development scenario.  It is a generally indistinctive landscape that is <b>less susceptible</b> to the development scenario.  The existing woodland blocks contribute to a green corridor that continues north into the settlement and south of Scotton, which is <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic views associated with this land parcel.  Important panoramic views south towards the land parcel from Richmond Castle and the Georgian Racecourse identified in the Richmond Conservation Area Character Appraisal are <b>more susceptible</b> to the development scenario.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in the north of the land parcel due to the existing, associated land uses and vegetation and surrounding undulating landform that alters perception of the land parcel. The management and enhancement of the existing vegetation structure would be beneficial in maintaining a well-integrated settlement edge in line with key characteristics of the wider landscape.

2.1.10 Overall, the rural qualities of the landscape and strong vegetation features such as the woodland and hedgerow boundaries in the south, together with its contribution to the rural landscape between Scotton and the barracks, make this land parcel more susceptible in landscape and visual terms to the development scenario. Vegetation screening and proximity to existing development reduces the susceptibility in the north of the land parcel. The overall landscape sensitivity of this land parcel is assessed as **medium** with **medium** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel CG8

Criteria	Susceptibility
<b>Natural factors</b>	<p>The landform rises through moderate slopes from the southern edge of Scotton in a south-west direction, continuing into the adjacent land parcel CG9. It is a relatively indistinct landform that is <b>less susceptible</b> to the development scenario.</p> <p>This is a pastoral landscape with generally limited vegetation cover. Low hedgerows with trees define a simple, small-scale field pattern that is <b>less susceptible</b> to the development scenario. Small trees that line the track through the west of the land parcel form a more robust boundary, which links with hedgerows within the land parcel and tree boundaries to the west and is <b>more susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>The land parcel comprises of small, pastoral fields that have a largely intact, regular pattern. The village of Scotton, to the north of the land parcel, has experienced rapid expansion since the late 1970s. Development forming the southern edge of the village comprises of cul-de-sac development that is partly screened by boundary tree vegetation and relatively well-integrated in the landscape. There is no settlement within the land parcel. A small number of dwellings are dispersed along Bedale Road to the east of the land parcel. Overall, these cultural factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This is a simple, rural landscape of small-scale fields with limited influence from the adjacent settlement and high levels of tranquillity. Overall, these perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>Changes in land use and management including the expansion of Catterick Garrison, particularly Scotton, has impacted upon the local landscape pattern. The historic enclosure pattern is generally intact through the land parcel, although hedgerows have become gappy in part. Tree and hedgerow boundaries are in moderate condition and contribute to the rural quality of the land parcel. Overall, the landscape is considered to be in moderate condition and is <b>more susceptible</b> to the development scenario.</p>
<b>General visibility</b>	<p>Visibility varies across the land parcel. Sloping landform and tree boundaries contribute to short views in the north of the parcel. There are more open views available from the higher landform, looking east across the gently falling slopes. Roadside and settlement boundary trees often limit views into the land parcel, which are <b>less susceptible</b> to the development scenario. Undeveloped, treed skylines are <b>more susceptible</b> to the development scenario. There is some scenic quality and limited local distinctiveness associated with the land parcel, which is <b>less susceptible</b> to the development scenario.</p>
<b>Visual receptors</b>	<p>Visual receptors associated with this land parcel are limited to residents of properties on Bedale Road to the east and a small number of residents with views between tree boundaries on the north edge of the land parcel. These receptors experience views of the rural landscape that are <b>more susceptible</b> to the development scenario.</p>

<b>Landscape Value</b>	This is considered to be a landscape of moderate value due to the simple, partly intact enclosure pattern and hedgerows in generally moderate condition that are <b>more susceptible</b> to the development scenario. It is a generally indistinctive landscape that is <b>less susceptible</b> to the development scenario. There is limited historic, natural or recreational value associated with this land parcel.
<b>Visual Value</b>	There are no iconic views associated with this land parcel.  Important panoramic views south from Richmond Castle and the Georgian Racecourse identified in the Richmond Conservation Area Character Appraisal are <b>more susceptible</b> to the development scenario.
<b>Mitigation potential</b>	There is limited potential to mitigate the type and scale of change associated with the development scenario in this land parcel due to the rising landform and more limited vegetation forming the local landscape pattern. The management and enhancement of the existing vegetation structure would be beneficial in maintaining a well-integrated settlement edge in line with key characteristics of the wider landscape.

2.1.11 Overall, the rural qualities of the landscape and rising topography to the south of Catterick Garrison make this land parcel more susceptible to the development scenario. It is a simple landscape with few noteworthy features that are less susceptible in landscape and visual terms to development. However, there is limited potential for mitigation of the development scenario. The overall landscape sensitivity of this land parcel is assessed as **medium to high** with **limited** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel CG9

Criteria	Susceptibility
<b>Natural factors</b>	<p>This is an undulating landscape that gently rises from the west edge of Scotton, west towards Hunton Moor. The open, undulating slopes around Scotton Beck are locally distinctive and <b>more susceptible</b> to the development scenario.</p> <p>The land parcel comprises of small, pastoral fields that are enclosed by woodland blocks to the east and west, which are <b>more susceptible</b> to the development scenario. These are linked by low and often gappy hedgerows, and trees around the settlement to the north of the land parcel. This vegetation structure contributes to a small-scale, locally intricate pattern that is <b>more susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>The land parcel comprises largely pastoral land with blocks of woodland. The historic core of Scotton village is to the north-east of the land parcel, which has more recently extended east on Kemmel Close. Military accommodation forms the north boundary of the land parcel, along Vimy Road and Whinny Hill. The north-east of the land parcel was formerly military accommodation that was removed in the 1970s and has been replaced with woodland and open space. Much of the north of the land parcel is used for military training and is <b>less susceptible</b> to the development scenario. The south of the land parcel is undeveloped with little influence from nearby settlement, and <b>more susceptible</b> to the development scenario. The edge of Scotton is largely screened by trees along Hunton Road and there is a distinct contrast between the enclosed settlement character and open landscape of the land parcel.</p>
<b>Perceptual/aesthetic factors</b>	<p>This land parcel has a generally enclosed, textured and intimate character due to the undulating landform and woodland edges. It is a discordant and complex, rural landscape of small-scale fields with military influences particularly in the north. It is a moderately tranquil landscape, that has some influence from adjacent settlement. Overall, these perceptual/aesthetic factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>Changes in land use and management including historic expansion and alteration to Catterick Garrison has impacted upon the landscape pattern and resulted in fragmentation of vegetation structure in part. Woodland blocks and shelterbelts are generally well-maintained and are <b>more susceptible</b> to the development scenario. Partly intact field boundaries and rural quality, particularly towards the south are also <b>more susceptible</b> to the development scenario. There is variation in landscape condition and, therefore, susceptibility due to the variation in land uses and management within the land parcel. Overall, the landscape is considered to be in moderate condition, with localised areas of poor condition that are <b>less susceptible</b>.</p>

<b>General visibility</b>	Visibility varies across the land parcel from open views as the landform rises to the south, to more enclosed views associated with surrounding vegetation and settlement edges in the north of the parcel. The open landscape is <b>more susceptible</b> , particularly considering the existing integrated settlement edge of Scotton to the east. Woodland edges boundaries contribute to more enclosed field parcels in the north and east, that are visually <b>less susceptible</b> to the development scenario. Skylines are generally undeveloped and <b>more susceptible</b> to the development scenario. Development is partly visible to the north, although generally well-integrated by surrounding vegetation. The undulating pastoral landscape has local scenic quality that is <b>more susceptible</b> to the development scenario.
<b>Visual receptors</b>	Visual receptors associated with this land parcel include users of the bridleway who experience generally open views across the north of the land parcel and are <b>more susceptible</b> to the development scenario. Residents of Scotton and the military barracks are <b>less susceptible</b> due to surrounding vegetation that generally filters and/or screens outward views.
<b>Landscape Value</b>	This is considered to be a landscape of moderate value due to the diverse, partly intact landscape features including woodland blocks and hedgerows around a small-scale field pattern that are <b>more susceptible</b> to the development scenario. The land parcel forms the transitional, undulating slopes that rise from low-lying, developed barracks towards the moors that are <b>more susceptible</b> to the development scenario. The existing woodland blocks link between woodland on the rising moors and through Catterick Garrison, which is <b>more susceptible</b> to the development scenario. There is limited time depth and recreational value associated with the land parcel.
<b>Visual Value</b>	There are no iconic views associated with this land parcel.  Important panoramic views south towards the land parcel from Richmond Castle and the Georgian Racecourse identified in the Richmond Conservation Area Character Appraisal are <b>more susceptible</b> to the development scenario.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in proximity to the existing settlement edge due to the existing, associated land uses and vegetation and surrounding undulating landform that alters perception of the land parcel. The management and enhancement of the existing vegetation structure would be beneficial in maintaining a well-integrated settlement edge in line with key characteristics of the wider landscape.

2.1.12 Overall, the rural qualities of the landscape including woodland edges that frame the undulating, pastoral fields particularly through the south of the land parcel, together with its contribution to the rural landscape between Scotton and the barracks, make this land parcel more susceptible in landscape and visual terms to the development scenario. The more enclosed, previously developed land in the north of the land parcel is less susceptible in landscape and visual terms to the development scenario. The overall landscape sensitivity of this land parcel is assessed as **medium** with **medium** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel CG10

Criteria	Susceptibility
<b>Natural factors</b>	<p>This is an undulating landscape that rises west through moderately steep slope from the south of Catterick Garrison. The local undulations around several watercourses create a locally intricate landform that is <b>more susceptible</b> to the development scenario.</p> <p>Woodland encloses and screens the settlement edge to the east of the land parcel. Vegetation becomes sparse, away from the settlement edge to the east of the land parcel. Scattered shrubs and trees are remnant of the historic field pattern through the central and southern part of the land parcel. The simple vegetation cover and pattern is <b>less susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>There is a single military property in the south-east of the land parcel, which is encompassed by woodland. Small huts are scattered through the east of the land parcel. These are partly screened by surrounding clumps of shrubs and occasional trees. This is largely an unsettled land parcel, which is separated from the military barracks by woodland. Overall, the landscape is <b>more susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This land parcel comprises of a simple, generally exposed landscape. It is influenced by military training activities that occasionally interrupt the remote, calm character. Overall, these perceptual/aesthetic factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>The landscape has been noticeably altered over time by military land uses and management that has impacted upon the landscape pattern and resulted in fragmentation of vegetation structure in part. There are some remnants of the historic enclosure pattern in the south of the site that are <b>more susceptible</b> to the development scenario. Woodland edges are in generally good condition and <b>more susceptible</b> to the development scenario. Vegetation structure is generally fragmented and less susceptible to the development scenario. There are few noteworthy features within this land parcel. It has a strongly rural character, which is <b>more susceptible</b> to the development scenario.</p>
<b>General visibility</b>	<p>Woodland plantation on high landform in the adjacent landscape, contributes to enclosure and limits visibility of this land parcel. Undulating slopes across Scotton Moor and continuing south-west through Middlesmoor also limit visibility of the land parcel. The generally enclosed landscape is <b>less susceptible</b> to the development scenario. Skylines are largely undeveloped and well-treed. Rising land to the south and south-east forms the backdrop to the land parcel and is <b>more susceptible</b> to the development scenario. There is moderate scenic quality associated with the land parcel, that is influenced by a military land use.</p>
<b>Visual receptors</b>	<p>There are generally limited visual receptors associated with the land parcel. Users of the footpaths through the site experience generally open views of the undeveloped, rural landscape that rises across moorland to the east and are <b>more susceptible</b> to the development scenario.</p>

<b>Landscape Value</b>	This is considered to be a landscape of moderate to low value due to the simple, partly exposed character with few noteworthy features and limited time depth, which is <b>less susceptible</b> to the development scenario. There is a relatively indistinct landscape with limited natural or recreational value. The land parcel partly framed by woodland that is in generally good condition and <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic or distinctive views associated with this land parcel. Important panoramic views south towards the land parcel from Richmond Castle and the Georgian Racecourse identified in the Richmond Conservation Area Appraisal are <b>more susceptible</b> to the development scenario.
<b>Mitigation potential</b>	There is limited potential to mitigate the type and scale of change associated with the development scenario in this land parcel due to the exposed and rural character of the landscape and existing separation from development. The management and enhancement of the existing vegetation structure would be beneficial in maintaining a well-integrated settlement edge and in line with key characteristics of the wider landscape.

2.1.13 Overall, the rural qualities of the landscape, rising and undulating landform and separation from the existing barracks development, make this land parcel more susceptible in landscape and visual terms to the development scenario. The simple land cover with few noteworthy features, reduce the susceptibility in part. The overall landscape sensitivity of this land parcel is assessed as **medium to high** with **limited** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel CG11

Criteria	Susceptibility
<b>Natural factors</b>	<p>This is a gently sloping, undulating landscape with a more prominent, small hill in the south that is <b>more susceptible</b> to the development scenario. Lower slopes in the north are less distinctive and <b>less susceptible</b> to the development scenario.</p> <p>Vegetation through and around the golf course creates an intimate landscape through the north of the parcel. Woodland blocks contribute to enclosed, more intricate landscape in the north that is <b>more susceptible</b> to the development scenario. Vegetation is generally sparser through the central and southern part of the land parcel. Gapped hedgerows and scattered trees delineate a small-scale field pattern that is <b>more susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>Recreational development including the golf course and an athletics track form the northern part of the land parcel and contribute to an integrated settlement edge that is <b>more susceptible</b> to the development scenario. The wider land parcel is largely undeveloped although influenced by clusters of farm buildings. The properties within the adjacent barracks are largely screened although infrastructure including perimeter fences and lighting are conspicuous around the edge of the land parcel. Overall, the landscape is <b>less susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This land parcel has an enclosed, generally textured and moderately intimate character created by the vegetation structure and small-scale field pattern. It is a discordant, moderately tranquil landscape that is influenced by military land uses. Overall, these perceptual/aesthetic factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>The landscape has been noticeably altered over time by military land uses and management that has impacted upon the landscape pattern and resulted in fragmentation of vegetation structure in part. There are some intact field boundaries and pattern across the south of the site that are <b>more susceptible</b> to the development scenario. Woodland edges contribute to the enclosed character and screening of the existing settlement edge, as well as habitat links with the wider landscape. They are generally well-maintained and <b>more susceptible</b> to the development scenario. There is variation in landscape condition and, therefore, susceptibility due to the variety of land uses and management within the land parcel. Overall, the landscape is considered to be in moderate condition, with localised areas of poor condition and is <b>less susceptible</b> to the development scenario.</p>
<b>General visibility</b>	<p>Woodland plantation on high landform in the adjacent landscape, contributes to enclosure and limits visibility of this land parcel. Rising contours across Scotton and Hunton Moors to the south also limits visibility of the land parcel. The generally enclosed landscape is <b>less susceptible</b> to the development scenario. Skylines are largely undeveloped and well-treed. Rising land to the south forms the backdrop to the land parcel and is <b>more susceptible</b> to the development scenario. There is limited scenic quality associated with the land parcel, that is influenced by a variety of land uses. However, exposed moors to the south, framed by woodland are <b>more susceptible</b> to the development scenario.</p>

<b>Visual receptors</b>	There are limited visual receptors associated with this land parcel due to the general enclosure and restriction of views into the site. Users of the footpaths through the site experience the rural landscape between military barracks and training land and are <b>less susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered to be a landscape of limited value due to the unbalanced character of the land uses within and adjacent to the land parcel. The land parcel forms part of the transitional landscape of the military training moorland that extends south-west of Catterick Garrison. It is a relatively indistinct landscape with several human influences, which is <b>less susceptible</b> to development. The land parcel contains important woodland blocks that are in generally good condition and <b>more susceptible</b> to the development scenario. There is some recreational value associated with the golf course and athletics ground in the north, which are <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic or distinctive views associated with this land parcel.  Important panoramic views south towards the land parcel from Richmond Castle and the Georgian Racecourse identified in the Richmond Conservation Area Appraisal are <b>more susceptible</b> to the development scenario.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in this land parcel in proximity to the existing settlement edge. The management and enhancement of the existing vegetation structure would be beneficial in maintaining a well-integrated settlement edge and in line with key characteristics of the wider landscape.

2.1.14 Overall, the transitional nature and enclosed character make this land parcel less susceptible in landscape and visual terms to the development scenario. There is greater susceptibility associated with the vegetation structure and occasionally intact landscape features. The overall landscape sensitivity of this land parcel is assessed as **medium to low** with **medium to high** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel CG12

Criteria	Susceptibility
<b>Natural factors</b>	<p>This is a gently sloping landscape that forms the lower slopes of Hipswell Moor. Landform in the south, forms part of the rising moors slopes and is <b>more susceptible</b> to the development scenario.</p> <p>The land parcel contains a variety of habitats including woodland, heath, grasslands and streams and ponds within Foxglove Covert LNR. These contribute to an intricate landscape pattern that is <b>more susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>The land parcel forms part of the military training area that extends from the barracks on the south-west of Catterick Garrison, up and across the moors. There is a small amount of development comprising low huts and car parking spaces set within woodland in the centre of the land parcel. There is a variety of military development that forms the north-east edge of the land parcel. Low-rise, tank storage buildings and residential blocks are largely well-integrated by the surrounding woodland edge. Overall, these cultural factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This land parcel is a relatively intimate and rural landscape with expanses of woodland. It is a generally still, tranquil landscape that forms the rural partly exposed edge between Catterick Garrison and the moors. Whilst there are occasional, existing military influences, there is a generally moderate sense of tranquillity. Overall, these perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>The landscape has been noticeably altered by military land uses and management over time. However, the existing mosaic of habitats is important, as they contribute to local diversity as well as integration of the settlement. The land parcel contains a variety of features worthy of conservation including Foxglove Covert and woodland that follows Risedale Beck from the moors and into the settlement. The land parcel is generally in good condition and is <b>more susceptible</b> to the development scenario.</p>
<b>General visibility</b>	<p>The land parcel is relatively well screened due to surrounding higher topography and woodland that extends south-west up the moor slopes. It is generally visually contained with limited inward and outward views and is <b>less susceptible</b> to the development scenario. Existing development is well-integrated. The rising moors form the backdrop to this land parcel and skylines are influenced by heath and woodland vegetation that are <b>more susceptible</b> to development. The land parcel contributes to the rising moorland and sense of place associated with the military training land. There is a moderate level of scenic quality associated with the moorland edge, although military influences reduce this in part.</p>
<b>Visual receptors</b>	<p>There are limited visual receptors due to restricted access to military training land that extends across the moors to the south and west.</p>

<b>Landscape Value</b>	This is considered to be a valuable landscape due to the mosaic of habitats that are in generally good condition and worthy of conservation. The land cover, particularly the woodland, contributes to legible vegetation patterns that extend from the settlement edge onto the moors slopes that are <b>more susceptible</b> to the development scenario. Whilst there is limited time depth associated with this land parcel, the landscape contributes to the well-integrated setting of Catterick Garrison and is <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic views associated with this land parcel.  Important panoramic views south towards the land parcel from Richmond Castle and the Georgian Racecourse identified in the Richmond Conservation Area Character Appraisal are <b>more susceptible</b> to the development scenario.
<b>Mitigation potential</b>	There is limited potential to mitigate the type and scale of change associated with the development scenario in this land parcel due to the rising landform, mosaic of habitats and resultant land cover pattern that contributes to a well-integrated existing settlement edge.

2.1.15 Overall, the rural qualities of the landscape and strong vegetation features including woodland, heath and grassland, together with the well-integrated settlement edge, make this land parcel susceptible in landscape and visual terms to the development scenario. The overall landscape sensitivity of this land parcel is assessed as **high** with **no** capacity to accommodate the development scenario without compromising landscape character.

### Land Parcel CG13

Criteria	Susceptibility
<p><b>Natural factors</b></p>	<p>This is a sloping landscape, with moderate slopes up from Throstle Gill in the north to the locally distinctive, wooded Hill Top in the south-east that is <b>more susceptible</b> to the development scenario. The lower, more gentle slopes in the north-east of the land parcel are <b>less susceptible</b> to the development scenario.</p> <p>Woodland that follows the contours of the hill and along Badger Beck/Throstle Gill frames the land parcel and creates an intimate, enclosed landscape. Gapped hedgerow boundaries and occasional mature hedgerow trees link across the land parcel and contribute to varying levels of enclosure and an intricate pattern in places, which is <b>more susceptible</b> to the development scenario.</p>
<p><b>Cultural factors</b></p>	<p>This land parcel forms part of the military training area and there are a variety of associated structures including tracks, signage, huts, water storage tanks, rifle ranges and training compounds scattered across the area. There are also a small number of cottages and farms in this land parcel. The existing edge of the barracks is filtered by surrounding woodland and mature hedgerow trees. Perimeter fencing is locally conspicuous and various buildings are visible within the east of the land parcel. Vegetation blocks and boundaries criss-cross the landscape, which provide additional screening to the existing settlement edge and often filter views of scattered structures. Overall, these cultural factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<p><b>Perceptual/aesthetic factors</b></p>	<p>This is a discordant, rural landscape of small-scale fields with scattered development including remnants of and existing military structures. The parcel has an enclosed, generally textured and occasionally intimate character due to the irregular field pattern and vegetation cover. It is a moderately tranquil landscape that is strongly influenced by military land use in the east. Overall, these perceptual/aesthetic factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<p><b>Landscape quality/condition</b></p>	<p>The gapped hedgerows and tree boundaries are remnant of the historic field pattern. The integrity of this has been eroded over time, by the expansion of Catterick Garrison. The condition of the landscape is variable, due to the range of land use and management across the land parcel. Woodland edges are in variable condition with some poor-quality trees in places. The landscape has become fragmented and legibility has been reduced particularly in proximity to the existing settlement. Overall, the landscape is in moderate condition is <b>less susceptible</b> to the development scenario. The rural quality is more intact in the north and south-west and <b>more susceptible</b> to the development scenario.</p>

<b>General visibility</b>	The sloping landform and scattered vegetation cover including woodland blocks on upper slopes and along the watercourse to the north, provide screening of much of this land parcel and there are limited inward and outward views that are <b>less susceptible</b> to the development scenario. Largely undeveloped and well-treed skylines are <b>more susceptible</b> to the development scenario. Rising land to the south forms the backdrop to the land parcel and is <b>more susceptible</b> to the development scenario. There is some scenic quality associated with the pastoral character and rising moors that frame the land parcel that is <b>more susceptible</b> to the development scenario. However, the existing settlement edge and land uses within the land parcel strongly influence the east of the land parcel, which is <b>less susceptible</b> to the development scenario.
<b>Visual receptors</b>	The Officer's Mess at Bourlon Barracks is on the edge of the land parcel; visitors to this building experience filtered views into the land parcel and are <b>more susceptible</b> to the development scenario. Other receptors include a small number of inhabitants of scattered cottages and farms within the land parcel, who are <b>more susceptible</b> to the development scenario.
<b>Landscape Value</b>	<p>This is considered to be a landscape of limited value due to the unbalanced character of the land uses within and adjacent to the land parcel. The woodland that frames this land parcel is important in providing physical and visual links between habitats and landscape features in the wider landscape. It is also important in contributing the wider, wooded setting of Catterick Garrison and integrating the existing military buildings.</p> <p>It is a relatively common and indistinct landscape. The land parcel has been influenced by military land uses that have eroded the historic and natural landscape in part, reducing legibility and value of the landscape. However, there are features, particularly the woodland that are <b>more susceptible</b> to the development scenario.</p>
<b>Visual Value</b>	<p>There are no iconic views associated with this land parcel.</p> <p>Important panoramic views south towards the land parcel from Richmond Castle and the Georgian Racecourse identified in the Richmond Conservation Area Appraisal are <b>more susceptible</b> to the development scenario.</p>
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in the east of this land parcel due to the surrounding rising landform and existing woodland screening. The management and enhancement of the existing vegetation structure would be beneficial in maintaining a well-integrated settlement edge and in line with key characteristics of the wider landscape.

2.1.16 Overall, the rural qualities of the landscape and particularly the contribution of woodland blocks to integrating the existing settlement, make this land parcel susceptible in landscape and visual terms to the development scenario. Existing military influences reduce susceptibility particularly in the east of the land parcel. The overall landscape sensitivity of this land parcel is assessed as **medium** with **medium** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel CG14

Criteria	Susceptibility
<b>Natural factors</b>	<p>This is a gently sloping landscape that slopes away from the north edge of Hipswell towards the narrow tributary valley of Sand Beck, that flows north-east towards the River Swale. It is a simple, indistinctive landform that is <b>less susceptible</b> to the development scenario.</p> <p>Much of this land parcel is covered with woodland that is linked by hedgerows that create intimate fields that are <b>more susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>This is an undeveloped, wooded, pastoral landscape that is <b>more susceptible</b> to development. There is settlement adjoining the land parcel to the south and two individual properties to the north. The existing settlement edge of Hipswell is well integrated and <b>more susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This is a peaceful and intimate rural landscape with very limited intrusion from nearby settlement. It is a balanced landscape with a strong sense of tranquillity as it is largely separated from the urban influences of the barracks and wider settlement to the south. Overall, these perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>The landscape features are simple and visually coherent, and generally well-maintained in good condition. West Wood and the surrounding fields in this land parcel are largely intact, in good condition and <b>more susceptible</b> to the development scenario. Expansion of Catterick Garrison and Hipswell has historically altered the field pattern to the south of the land parcel. The land parcel contributes to the strong sense of rural landscape character between Catterick Garrison and Richmond and is <b>more susceptible</b> to the development scenario. The woodland forms part of the wider, wooded landscape that extends east and west, through Swaledale. The legibility of this and rural character of the landscape in this land parcel are <b>more susceptible</b> to the development scenario.</p>
<b>General visibility</b>	<p>The land parcel is generally enclosed. Woodland and boundary trees screen the fields and adjacent settlement edge. There is little intervisibility with adjacent landscapes and this is a visually contained land parcel that is <b>less susceptible</b> to the development scenario. Woodland is the characteristic feature, that forms part of the wider wooded landscape that separates Catterick Garrison and Richmond and is <b>more susceptible</b> to the development scenario. Whilst this is a simple landscape, the pastoral landscape and wooded, undeveloped skylines are <b>more susceptible</b> to the development scenario.</p>
<b>Visual receptors</b>	<p>There are a limited number of receptors associated with this land parcel. Residents to the south have enclosed, wooded views that are <b>more susceptible</b> to the development scenario. Users of local roads and the bridleway experience rural views that are <b>more susceptible</b> to the development scenario.</p>

<b>Landscape Value</b>	This is considered to be a landscape of moderate value due to the generally intact landscape features and important woodland blocks. The land parcel contributes to the visual and physical separation of the settlements of Richmond and Hipswell as part of Catterick Garrison. The woodland is a designated Site of Local Nature Conservation Importance (SINC) and forms part of the woodland setting of Catterick Garrison and the River Swale corridor, and is <b>more susceptible</b> to the development scenario. The public bridleway provides a rural route that links with footpaths through Lower Swaledale as well as Richmond further north. This is not a particularly rare landscape, but it does contain rural features in moderate condition that contribute to the wider wooded landscape between settlements and forming the edge of the Swale Valley, which makes the land parcel <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic or distinctive views associated with this land parcel. Important panoramic views south towards the land parcel from Richmond Castle and the Georgian Racecourse identified in the Richmond Conservation Area Character Appraisal are <b>more susceptible</b> to the development scenario.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in the in fields in the south-west of the parcel, considering key views from Richmond. The management and enhancement of the existing vegetation structure would be beneficial in maintaining a well-integrated settlement edge in line with key characteristics of the wider landscape.

2.1.17 Overall, the rural qualities of the landscape and strong vegetation features particularly woodland edges, together with its contribution to the rural landscape between the two settlements and forming part of the wider Swale corridor, make this land parcel particularly susceptible in landscape and visual terms to the development scenario. The overall landscape sensitivity of this land parcel is assessed as **medium to high** with **limited** capacity to accommodate the development scenario without compromising landscape character.

## Summary

2.1.18 The key findings of the landscape sensitivity assessment of land parcels around the fringes of Catterick Garrison are summarised in the table below. The table also summarises the potential landscape capacity of the land parcels to accommodate the type and scale of development set out in the potential development scenario.

Land Parcel	Landscape Sensitivity	Landscape Capacity
1	Medium to high	Limited
2	Medium	Medium
3	Medium	Medium
4	Medium	Medium
5	Medium to low	Medium to high
6	Medium to high	Limited
7	Medium	Medium
8	Medium to high	Limited
9	Medium	Medium
10	Medium to high	Limited
11	Medium to low	Medium to high
12	High	None
13	Medium	Medium
14	Medium to high	Limited

2.1.19 Overall, the land parcels around the fringes of Catterick Garrison are assessed as being of generally **medium** sensitivity with **medium** capacity to accommodate the potential development scenario without compromising landscape character.

## 2.2 Richmond

### Landscape classification

2.2.1 The landscape context for the settlement of Richmond is provided by the following LLCTs and LCAs<sup>6</sup>:

- B - Moors Fringe LLCT/B5 Whashton Fringe LCA
- B - Moors Fringe LLCT/B7 Richmond West Fringe LCA
- B - Moors Fringe LLCT/B8 Richmond East Fringe LCA
- B - Moors Fringe LLCT/B9 Downholme Fringe LCA
- C - Dales LLCT/C1 Lower Swaledale (Richmond West) LCA
- C - Dales LLCT/C2 Lower Swaledale (Richmond East) LCA

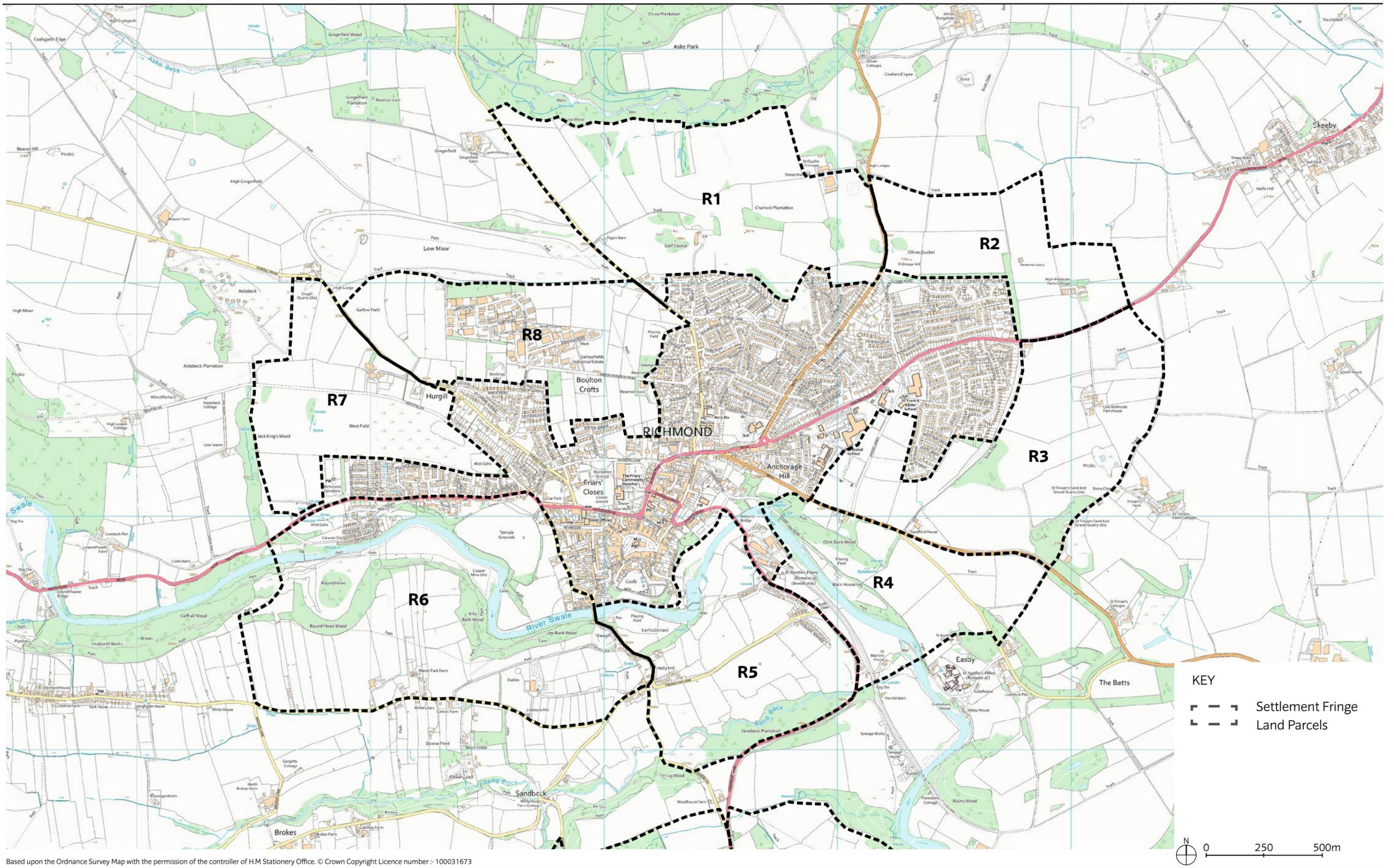
2.2.2 Based on GIS analysis and field survey, the above landscape types/character areas around the fringes of the settlement have been sub-divided into eight land parcels as shown on **Figure 2.3**.

### Potential Development Scenario

2.2.3 Smaller residential development within all land parcels and small-scale commercial development within land parcel R8.

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<sup>6</sup>See Volume 1 (Richmondshire Landscape Character Assessment)



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## Landscape Sensitivity Assessment

### Land Parcel R1

Criteria	Susceptibility
<b>Natural factors</b>	<p>This is a moderately sloping, undulating landscape. There are local variations particularly associated with the golf course where land has been levelled and graded. The topography slopes in a general south-north direction from the edge of Richmond towards Aske Beck. It is a generally indistinct landform that is <b>less susceptible</b> to the development scenario.</p> <p>Vegetation cover varies across the land parcel. There is a high level of tree cover, particularly associated with the golf course shelterbelts around the greens. Ancient and semi-natural woodland along Aske Beck forms the northern boundary of the land parcel. Small woodland blocks mark the edges of the settlement and field boundaries in places. There are occasional isolated trees within field boundaries and arable fields in the northeast and northwest of the parcel. This vegetation structure contributes to an often intricate landscape pattern that is <b>more susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>Much of this land parcel comprises of Richmond Golf Course that spans across the north of the settlement. Built form within the parcel is limited to the golf club house, isolated cottage to the west and farm buildings and former lodge and gates to the east. Settlement expansion has taken place across former strip fields that encompassed the north of the historic town. This has largely taken place as small to medium, piecemeal development as cul-de-sacs off spine roads and is generally well integrated by surrounding woodland and trees. Overall, these cultural factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This land parcel comprises of a relatively intimate, rural landscape that is influenced by the golf course. It is a generally balanced landscape due to the woodland planting that links through the land parcel to surrounding woodland and shelterbelts. It is a calm landscape with moderate levels of tranquillity due to human influences associated with the existing settlement edge. Overall, these perceptual/aesthetic factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>The landscape features are simple and visually coherent. They are generally well-maintained as part of the golf course and woodland edge to the north. Tree clumps and woodland link through the landscape to visually and physically connect this land parcel with the wider Moors Fringe landscape type and particularly Aske Park to the north. This is a transitional, settlement edge landscape that contributes to the rural landscape between Richmond and Aske Park. The northern part of the land parcel is <b>more susceptible</b> to the development scenario where the woodland edge is a key feature.</p>

<b>General visibility</b>	Views are often intimate and enclosed by vegetation, particularly within the golf course, which are <b>less susceptible</b> to the development scenario. There are some more open views associated with the larger, arable fields to the east and west of the land parcel that are <b>more susceptible</b> to the development scenario. The existing settlement edge is generally well screened by boundary vegetation and trees groups through the golf course. Undeveloped and wooded skylines to the north are <b>more susceptible</b> to the development scenario.
<b>Visual receptors</b>	Visual receptors associated with this land parcel include users of the public footpaths that link from Richmond through Aske Park, who are <b>more susceptible</b> to the development scenario. Users of the golf course and residents of the settlement edge experience filtered views of existing development and are <b>less susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered a landscape of moderate value due to the characteristic woodland that links through the land parcel with the parkland landscape to the north and is <b>more susceptible</b> to the development scenario. Much of the land parcel comprises of the planned golf course that is generally well integrated by tree planting that provides designed views of the surrounding rural landscape and is <b>more susceptible</b> to the development scenario. Whilst there is limited time depth associated with this land parcel, the landscape contributes to the well-integrated setting of Richmond and is <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic views associated with this land parcel.  Rural views that have been designed as part of the golf course are <b>more susceptible</b> to the development scenario.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in the south of the land parcel in proximity to the existing settlement edge. The management and enhancement of the existing vegetation structure would be beneficial in maintaining a well-integrated settlement edge and in line with key characteristics of the wider landscape.

2.2.4 Overall, the rural qualities of the landscape and strong vegetation features such as woodland edges, together with its contribution to the rural landscape between Richmond and Aske Park, make this land parcel susceptible in landscape and visual terms to the development scenario. Existing recreational influences reduce susceptibility in part. The overall sensitivity of this land parcel is assessed to be **medium** with **medium** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel R2

Criteria	Susceptibility
<b>Natural factors</b>	<p>This is a gently sloping, rolling landscape of predominantly arable fields with pockets of pasture. The land parcel is at the top of topography that slopes away from the east edge of Richmond, north towards Skeeby Valley and south towards the River Swale. It is a locally prominent hilltop that is <b>more susceptible</b> to the development scenario.</p> <p>Mature tree belts that form the north and east settlement edges to this land parcel and a group of parkland trees at Pilmoor Hill in the west of the parcel are more susceptible to the development scenario. Low hedgerows link with these and delineate the field boundaries through this land parcel with occasional hedgerow trees and small tree clumps in the corners of fields. The simple landscape pattern is generally <b>less susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>The predominant land use is agricultural with relatively sparse vegetation cover. The western edge of this parcel is remnant of the Aske Estate. Olliver Duckett folly (grade II listed) is an eye-catching feature in this land parcel that is <b>more susceptible</b> to the development scenario. Former parkland trees extend into the land parcel north of Olliver Road, as the road enters the northern edge of Richmond. The existing settlement edge is encompassed by tree belts and the land parcel is undeveloped. Overall, these cultural factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>The land parcel comprises of a simple, open, agricultural landscape. It is a balanced rural landscape with strong sense of tranquillity as it is largely separated from the suburban influences of Richmond and as visual and physical links with the nearby Aske Park. Overall, these perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>The landscape features are simple and visually coherent, and generally well-maintained in good condition. Tree and hedgerow vegetation along the east settlement edge marks the location of the Scots Dike, which is a partly maintained earthwork that runs through the wider study area. In this location it is an intact boundary feature that forms a linear and well-integrated settlement edge, which is <b>more susceptible</b> to the development scenario. Intact field boundaries including roadside stone walls and historic features in the west of the land parcel are <b>more susceptible</b> to development.</p>
<b>General visibility</b>	<p>The landscape has a generally exposed character due to location on the upper slopes with limited vegetation cover. Open views are available across much of this parcel, with long views to the valley landscape southeast of Richmond that are <b>more susceptible</b> to the development scenario. Inward views are often more limited by topography combined with landscape features. Views are occasionally contained by tree groups. There is visual connectivity of historic features and remnant parkland features within the local landscape, which is <b>more susceptible</b> to the development scenario.</p>

<b>Visual receptors</b>	There are generally limited visual receptors associated with the land parcel. There is permissive access to the folly, and visual receptors related to this who are there to experience the historic landscape and are <b>more susceptible</b> to the development scenario. Residents' views out from the settlement edge are screened by tree planting. There is some intervisibility between this land parcel and the surrounding open landscape, which makes the land parcel <b>more susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered a landscape of overall moderate value due to the simple landscape that contains a small number of features worthy of conservation, including tree shelterbelts, parkland trees and Olliver Ducket folly in the west, which are <b>more susceptible</b> to the development scenario. It is a relatively common landscape that forms part of the gently sloping, sparsely vegetated landscape that extends north and east from Richmond and is <b>less susceptible</b> to the development scenario. Historic elements associated with Aske Park to the west are <b>more susceptible</b> to the development scenario due to the proximity to this land parcel. Existing tree planting contributes to a narrow green corridor that continues north along field boundaries and south around the settlement edge and is <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	The Olliver Ducket folly is an important local feature that has visual links with Aske Park that are more susceptible to the development scenario. Wide views from the hill on which the folly is located are also <b>more susceptible</b> to the development scenario.
<b>Mitigation potential</b>	There is limited potential to mitigate the type and scale of change associated with the development scenario in this land parcel due to the generally open character landscape and existing robust, integrated settlement edge.

2.2.5 Overall, the open hilltop landscape together with key landscape features makes this land parcel susceptible, in landscape and visual terms to the development scenario. The overall sensitivity of this land parcel is judged to be **medium to high** with **limited** capacity to accommodate the development scenario without compromising landscape character.

### Land Parcel R3

Criteria	Sensitivity
<p><b>Natural factors</b></p>	<p>This is a gently sloping, rolling agricultural landscape with scattered woodland blocks. The topography slopes in a north-south direction along the east edge of Richmond. The north of the land parcel is more prominent on higher slopes and is <b>more susceptible</b> to the development scenario. Lower slopes and flatter land in the south are <b>less susceptible</b> to the development scenario.</p> <p>Vegetation cover is relatively sparse. Internal field boundaries comprise a combination of stone wall boundaries and hedgerows that contain gaps in places and occasional hedgerow trees. A group of mature trees forms the boundary to the grounds of Sandford House in the south of the parcel. Boundary trees continue into the grounds of the school in the western part of the land parcel, between playing fields and along the access track. Woodland blocks and roadside trees create a more enclosed character on the lower slopes in the south of the land parcel. Overall, the simple landscape pattern is generally <b>less susceptible</b> to the development scenario.</p>
<p><b>Cultural factors</b></p>	<p>There are a variety of land uses within this land parcel, associated with the settlement edge of Richmond. This has resulted in an altered and fragmented landscape. The western part of the parcel is characterised by recreational land use pertaining to the adjacent school, which is <b>less susceptible</b> to the development scenario. Woodland along the line of Scots Dike forms a strong physical and visual boundary to much the existing settlement edge. There is limited settlement across the wider land parcel, comprising Sandford House in the south and a cluster of farm buildings in the north. Overall, these cultural factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<p><b>Perceptual/aesthetic factors</b></p>	<p>This land parcel largely comprises a simple, open, agricultural landscape. It is generally a balanced rural landscape with moderate sense of tranquillity as it is largely separated from the suburban influences of Richmond and is <b>more susceptible</b> to the development scenario. Suburban land uses adjacent to and within the land parcel reduce levels of tranquillity in the west of the land parcel, which is <b>less susceptible</b> to the development scenario.</p>
<p><b>Landscape quality/condition</b></p>	<p>The landscape features are simple and visually coherent, and generally well-maintained in good condition. Tree and hedgerow vegetation along the east settlement edge marks the location of the scheduled Scots Dike, which is a partly maintained earthwork that runs through the wider study area. In this location it is an intact boundary feature that forms a linear and well-integrated settlement edge, which is <b>more susceptible</b> to the development scenario. Whilst there is limited time depth associated with this land parcel, the landscape contributes to the well-integrated setting of Richmond and is <b>more susceptible</b> to the development scenario.</p>
<p><b>General visibility</b></p>	<p>The landscape has a generally exposed character due to upper slopes having limited vegetation cover. Open views are available across much of this parcel, with long views to the valley landscape southeast of Richmond that are <b>more susceptible</b> to the development scenario. Vegetation structure in the south and west of the parcel provides screening and contributes to some more enclosed views that are <b>less susceptible</b> to the development scenario.</p>

<b>Visual receptors</b>	There are generally limited visual receptors associated with the land parcel. Users of the public rights of way through the land parcel experience generally rural views with occasional suburban influences that are <b>more susceptible</b> to the development scenario. Views of local residents are largely inward focussed as they are contained by the woodland edge and are <b>less susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered to be a landscape of overall moderate value due to the simple landscape that contains a small number of features worthy of conservation. The woodland that frames the south of the land parcel is important in providing physical and visual links between habitats and landscape features in the wider landscape. It is also important in contributing to screening the extended settlement edge of Richmond.  It is a relatively common and indistinct landscape. The land parcel has been influenced by settlement expansion and suburban land uses that have eroded the historic and natural landscape in part, reducing legibility and value of the landscape. However, there are features, particularly the woodland and shelterbelt along Scots Dike that are <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic or distinctive views associated with this land parcel.  There are no particularly valued views associated with the land parcel, although views across the open landscape that extends east of the land parcel are locally characteristic and <b>more susceptible</b> to the development scenario.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in the west of the land parcel, due to the influence of existing adjacent land uses and robust vegetation boundaries providing screening and an integrated settlement edge. The management and enhancement of the existing vegetation structure would be beneficial in maintaining a well-integrated settlement edge in line with key characteristics of the wider landscape.

2.2.6 Overall, the open, large-scale pattern of this land parcel is susceptible to the development scenario. However, the existing influence of the adjacent settlement, the surrounding topography and existing vegetation reduce susceptibility in part, in landscape and visual terms to the development scenario. The overall landscape sensitivity of this land parcel is assessed as **medium** with **medium** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel R4

Criteria	Susceptibility
<b>Natural factors</b>	<p>The topography of this land parcel varies from the steep sided dale in the north to moderate slopes further south. The topography slopes down towards the steeper banks of the Swale, which are <b>more susceptible</b> to the development scenario. The land in the south is less prominent and <b>less susceptible</b> to the development scenario.</p> <p>There is substantial woodland and tree cover along the river and the steeper, upper slopes that creates a locally intricate pattern that is <b>more susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>The predominant land use is agricultural with blocks of woodland. There is limited settlement within the land parcel, although it is influenced in part by the nearby edges of Richmond. There are a small number of properties along the B6271 that forms the north boundary of the land parcel, including grade II listed St Nicholas with extensive formal gardens. Farms buildings and livery are clustered to the south-west. Properties within and adjacent to the land parcel are generally encompassed by vegetation and the nearby settlement edge is well integrated by woodland. Overall, these cultural factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This land parcel is a generally intimate and rural landscape of undulating pasture and rough grassland with wooded river corridor. It is a balanced landscape with a strong sense of tranquillity as it is largely separated from the suburban edge of Richmond. Overall, these perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>The landscape features are simple and visually coherent, and generally well-maintained in good condition. There is a sense of time depth associated with the enclosed pastoral landscape, although boundaries have been opened up towards the east of the land parcel where they largely comprise fence boundaries with few trees and are <b>less susceptible</b> to the development scenario. Generally well-maintained woodland edges and riparian vegetation are important in contributing to the wooded dale character and provide separation from the town and suburbs. The land parcel contributes to the strong sense of rural landscape character along the River Swale, which is <b>more susceptible</b> to the development scenario.</p>
<b>General visibility</b>	<p>Visibility varies across the land parcel. The wooded slopes contribute to enclosed, intimate views along the river and in the north and west of the land parcel. There is strong intervisibility between the land parcel and historic core of the town including the prominent castle tower, with inward and outward views particularly associated with the upper slopes in the south-east, which are <b>more susceptible</b> to the development scenario. The scenic quality associated with the River Swale and contribution to the setting of Richmond is <b>more susceptible</b> to the development scenario.</p>

<b>Visual receptors</b>	There are several visual receptors associated with the land parcel. Users of the footpaths including a stretch of the Coast to Coast route, experience intimate, rural views of the river as they move between historic/cultural sites at Easby and within Richmond, which are <b>more susceptible</b> to the development scenario. Visitors to nearby Easby Abbey and residents of properties within and adjacent to the land parcel are also <b>more susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered a valued landscape due the generally intact features and cultural associations. The land parcel contributes to the wooded character of the Swale Valley, that continues north and south along the course of the river and is <b>more susceptible</b> to the development scenario. The public footpaths provide rural routes that link between heritage sites associated with Richmond. This is a locally characteristic, dale landscape that contains rural features in generally good condition that are <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	Important panoramic views south towards the land parcel from Richmond Castle and the Georgian Racecourse identified in the Richmond Conservation Area Character Appraisal are <b>more susceptible</b> to the development scenario.  The visual experience of the river corridor as part of the setting to the town and Easby Abbey, including views from the public footpaths and Coast to Coast route are <b>more susceptible</b> to the development scenario.
<b>Mitigation potential</b>	There is limited potential to mitigate the type and scale of change associated with the development scenario due to the intervisibility and contribution to setting of Richmond. The management and enhancement of the existing vegetation structure would be beneficial in maintaining a well-integrated settlement edge in line with key characteristics of the wider landscape.

2.2.7 Overall, the rural qualities, intimate, wooded pattern and cultural links associated with this landscape parcel make this land parcel more susceptible in landscape and visual terms to development. The overall landscape sensitivity of this land parcel is assessed as **medium to high** with **limited** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel R5

Criteria	Susceptibility
<b>Natural factors</b>	<p>This is a moderately sloping, gently undulating landscape that is predominantly pasture with woodland edges. The topography rises south, from the River Swale towards Theakston Lane, which runs along the hilltop. The topography slopes down again to the south, between Theakston Lane and Sand Beck that meanders through the south of the land parcel. The open hilltop and slopes frame the south of Richmond and the River Swale and are <b>more susceptible</b> to the development scenario. The lower, more enclosed slopes in the north are <b>less susceptible</b> to the development scenario.</p> <p>There is substantial woodland cover in this land parcel, that is linked by hedgerow and tree boundary vegetation. This vegetation structure contributes to a generally medium-scale landscape pattern with some more intricate areas that are <b>more susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>The predominant land use is agricultural with blocks of woodland. The north banks of the River Swale are largely formed of informal recreational space, known as The Batts. There is a variety of low-density development within the land parcel. Leisure facilities are located on lower slopes in the north-east. Residential properties follow the road south from here, along the contours in the east of the land parcel, with a small number of properties extending west across the more prominent hillside. There is also a cluster of residential properties in the west of the land parcel, on the upper slopes at Holly Hill. Trees and hedgerows help to integrate much of the settlement into the undulating landscape. Dwellings at Priory Villas are more prominent, on the rising slopes opposite Richmond. Overall, these cultural factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This land parcel is a relatively intimate and rural landscape of undulating pasture with wooded edges. It is a balanced landscape with a generally moderate sense of tranquillity, with some localised variation. Overall, these perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>Expansion of settlement and changes in land use/management has altered the landscape pattern and resulted in fragmentation of vegetation structure in part. Woodland blocks, shelterbelts and remaining hedgerow boundaries are generally well-maintained and are <b>more susceptible</b> to the development scenario. Intact field boundaries, particularly in the north and linked with woodland on the river banks are also <b>more susceptible</b> to the development scenario. There is variation in landscape condition and, therefore, susceptibility due to the variety of land uses and management within the land parcel. Overall, the landscape is considered in moderate condition, with localised areas of poor condition and is <b>less susceptible</b> to the development scenario.</p>
<b>General visibility</b>	<p>Visibility varies across the land parcel from open views across the hilltop and upper slopes, to more intimate views on lower slopes and river banks, associated with woodland and smaller field parcels. The open landscape is <b>more susceptible</b>, particularly considering intervisibility with Richmond to the north. Hedgerow and tree boundaries define more enclosed field parcels in the north and in part in the south, that are <b>less susceptible</b> to the development scenario. Skylines are</p>

	generally treed, with longer views over the river valley to Richmond on rising slopes to the north. Undeveloped skylines within the land parcel and to the south are <b>more susceptible</b> to the development scenario. There is generally high scenic quality associated with the land parcel, particularly considering the intimate river banks and views of historic Richmond and the castle with rising moors behind.
<b>Visual receptors</b>	Visual receptors associated with this land parcel include users of the public footpaths and recreational space on the river banks, residents of properties within the land parcel and residents of Richmond, who experience views of key historic features and the rural landscape that forms the rural, wooded setting to the River Swale and south of Richmond and are <b>more susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered a landscape of moderate value due to the diverse, partly intact landscape features including woodland blocks and hedgerows around a generally small-scale field pattern that are <b>more susceptible</b> to the development scenario. There is high value associated with recreational space and landscape features along the River Swale, which contribute to the rural setting of Richmond. The land parcel forms distinctive rising slopes to the south of the River Swale that frame the market town of Richmond and are <b>more susceptible</b> to the development scenario. The land parcel contains important woodland blocks that are in generally good condition, that contribute to the wooded character of Swaledale and <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	Important panoramic views south towards the land parcel from Richmond Castle and the Georgian Racecourse identified in the Richmond Conservation Area Character Appraisal are <b>more susceptible</b> to the development scenario.  The north part of the land parcel is noted, in the Richmond Conservation Area Character Appraisal as having some of the best views of Richmond Castle, which are <b>more susceptible</b> to the development scenario. Open views along the river are identified in the Conservation Area Character Appraisal as important along this stretch of the River Swale. Views are described as being “dominated by greenery” <sup>7</sup> .
<b>Mitigation potential</b>	There is limited potential to mitigate the type and scale of change associated with the development scenario in this land parcel due to the contribution it makes to the setting of Richmond and particularly the Castle.

2.2.8 Overall, the rural qualities of the landscape including wooded edges, and open hilltop that contribute to the setting of Richmond as part of the Swale Valley, make this land parcel susceptible in landscape and visual terms to development. The overall landscape sensitivity of this land parcel is assessed as **medium to high** with **limited** capacity to accommodate the development scenario without compromising landscape character.

<sup>7</sup> Richmond Conservation Area Character Appraisal, pg 62

## Land Parcel R6

Criteria	Susceptibility
<b>Natural factors</b>	<p>This land parcel contains a landscape of varying topography. The prominent wooded hill at Round Howe and steep wooded slopes to the south of the river are <b>more susceptible</b> to the development scenario. The moderate, open slopes through Temple Grounds are also <b>more susceptible</b> to the development scenario. More gentle slopes in the south-east of the land parcel are <b>less susceptible</b> to the development scenario.</p> <p>A band of ancient and semi-natural woodland follows the meandering course of the river. Treed riverbanks are characteristic and are linked by a network of hedgerow and tree field boundaries. The resultant landscape pattern is generally intricate and more susceptible to the development scenario. Overall, the variation and locally distinctive landform combined with strong woodland cover is <b>more susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>The predominant land use is agricultural with high woodland cover and generally sparse development. The historic linear field pattern is partly intact. Internal boundaries have been removed and altered by variation in land use including farms, dwellings and livery in the south. North of the river has been altered by expansion of Richmond to the west, where a variety of land uses including holiday park, residential and allotments has resulted in a locally discordant character. Temple Grounds is a grade II listed park and garden that contains the prominent Culloden Tower on the north banks of the River Swale, on the south-west edge of Richmond. Overall, these cultural factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>The land parcel comprises of an intricate, rural landscape pattern. The north banks of the river have been altered by development in part. It is generally a calm landscape with generally high levels of intimacy and tranquillity established by the woodland and tree cover. Overall, these perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>Changes in land use and management, including modern farming practices and expansion of Richmond has impacted upon the landscape pattern and resulted in fragmentation of vegetation structure in part. Trees and hedgerows are generally well-maintained with a legible pattern that links with woodland blocks and are <b>more susceptible</b> to the development scenario. The land parcel contributes to the strong sense of rural landscape character of the Swale Valley and the wooded setting to the south of Richmond, which is <b>more susceptible</b> to the development scenario.</p>
<b>General visibility</b>	<p>The landscape has a generally enclosed character by virtue of the steeply sloping landform and woodland cover particularly in the north and in proximity to the existing settlement edge. South of Round Howe and the woodland, the gentler slopes and linear fields are more open and <b>more susceptible</b> to the development scenario. Skylines are largely wooded with some long views to rising hills in the east. The undeveloped skylines are <b>more susceptible</b> to the development scenario. There is generally high scenic quality associated with the land parcel, particularly considering the wooded character of Swaledale and glimpses of moors tops to the north.</p>

<b>Visual receptors</b>	Visual receptors associated with this land parcel include users of the public footpaths and residents of properties within the land parcel who experience wooded, often intimate rural views that are <b>more susceptible</b> to the development scenario. Also, residents of Richmond, who experience views of key historic features and the wooded landscape setting to the River Swale and south of Richmond are <b>more susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered a landscape of moderate value due to the characteristic woodland that links through the land parcel and establishes the intimate, wooded character of the River Swale. There is a moderate sense of time depth associated with partly intact strip fields, Temple Grounds and rural setting to Richmond that is <b>more susceptible</b> to the development scenario. The woodland and boundary trees contribute to the wider green corridor associated with the river valley and are <b>more susceptible</b> to the development scenario. The varied land use in the North-West is locally discordant and <b>less susceptible</b> to the development scenario. There is relatively high scenic quality associated with this landscape, particularly considering the characteristic woodland and parkland of Temple Grounds that is <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	The Culloden Tower is an important local feature within the parkland setting that is <b>more susceptible</b> to the development scenario. Framed views of Richmond Castle along the River Swale are also <b>more susceptible</b> to the development scenario.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in proximity to existing settlement in the north-west and south. The management and enhancement of the existing vegetation structure would be beneficial in maintaining a well-integrated settlement edge in line with key characteristics of the wider landscape.

2.2.9 Overall, the rural qualities, intimate, wooded pattern and cultural links associated with this land parcel make it more susceptible in landscape and visual terms to development. The influence of existing land uses and settlement and surrounding vegetation reduce susceptibility in part. The overall landscape sensitivity of this land parcel is assessed as **medium to high** with **limited** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel R7

Criteria	Susceptibility
<b>Natural factors</b>	<p>This is a steep sloping landscape that forms prominent rising slopes to the north-west of Richmond that are <b>more susceptible</b> to the development scenario. Moderate slopes in the east and south-west are <b>less susceptible</b> to the development scenario.</p> <p>Land cover is varied across the land parcel, primarily comprising of roadside and settlement boundary trees and occasional field boundary trees. West Field is an expansive, open field containing scattered shrubs and trees within the pastoral fields. The dispersed vegetation pattern creates local intricacies within the largely open landscape of the rising slopes, which is <b>more susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>This is a predominantly undeveloped land parcel. A cluster of farm buildings and group of residential properties are located in the North-East of the parcel, in proximity to the settlement edge of Richmond. The settlement edge adjacent to this land parcel is generally well-integrated by boundary and roadside tree planting. Roofs of buildings extending through the town are clearly visible from this land parcel due to the landform. However, vegetation provides a strong sense of separation and integration of the settlement in the rural setting. Overall, these cultural factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>The land parcel forms part of the open, rural landscape of Swaledale. It is a simple landscape of pastoral fields with stone wall and low hedgerow boundaries and scattered trees. It is a balanced landscape with an overall strong sense of tranquillity. Although the settlement is visible, there is little intrusion on the rural character. Overall, these perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>The land parcel contains a largely intact, historic field pattern of planned large-scale enclosure. Expansion of settlement has taken place to the south and east, which has altered associated land patterns. However, it has had little influence on the land parcel and the vegetation structure is in generally good condition. There is a strong sense of rural character that is in good condition with features that are worthy of conservation. The intact field boundaries and rural quality are <b>more susceptible</b> to the development scenario.</p>
<b>General visibility</b>	<p>The landscape has a generally open character by virtue of the steep landform and dispersed vegetation. There are panoramic views south from the land parcel, including from the stretch of the Coast to Coast route along Westfields. The land parcel contributes to the green backdrop of Richmond as experienced in views from the South. There is high intervisibility with the surrounding landscape, which is <b>more susceptible</b> to the development scenario. Pockets of land adjacent to the settlement edge are less exposed and <b>less susceptible</b> to the development scenario. Open and undeveloped skylines are <b>more susceptible</b> to the development scenario. There are no particularly noteworthy features within the land parcel. However, there is scenic quality associated with the land parcel as part of the upper slopes of Swaledale and transition to the moors north of Richmond that is <b>more susceptible</b> to the development scenario.</p>

<b>Visual receptors</b>	Users of the Coast to Coast route and various footpaths that pass through and along the edges of this land parcel experience open and panoramic views that are <b>more susceptible</b> to the development scenario. Views of adjacent residents are largely filtered and inward looking or focussed south over the valley and <b>less susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered a landscape of moderate value by virtue of the simple, rural landscape with features that are in good condition, contribute to the legibility of the wider landscape and are <b>more susceptible</b> to the development scenario. There is a moderate sense of time depth, which has been affected in part by adjacent settlement expansion. The land parcel forms part of the increasingly open landscape that extends north-west of Richmond as it transitions to the moors. It contains a number of public routes, including the Coast to Coast route that link between Richmond and the moors, and west along the upper slopes of Swaledale, from which the dale landscape can be appreciated, The scenic quality associated with the land parcel as part of the dale landscape that extends west of Richmond is <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic or designated views associated with this land parcel.  Panoramic views from the public routes, particularly from the Coast to Coast route are valued as part the setting of Richmond within the Swale Valley.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in proximity to existing settlement in the east. The management and enhancement of the existing vegetation structure would be beneficial in maintaining a well-integrated settlement edge in line with key characteristics of the wider landscape.

2.2.10 Overall, the rural qualities, strong intervisibility with surrounding landscape and sense of time depth make this land parcel more susceptible in landscape and visual terms to development. The overall landscape sensitivity of this land parcel is assessed as **medium to high** with **limited** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel R8

Criteria	Susceptibility
<b>Natural factors</b>	<p>This is a steep sloping landscape that forms prominent rising slopes to the north-west of Richmond that are <b>more susceptible</b> to the development scenario.</p> <p>Vegetation is varied through the land parcel. The north of the land parcel is sparsely vegetated, with vegetation cover increasing further south. A woodland block forms the north edge and provides screening of the Gallowfields Trading Estate. Tree belts continue around much of the estate to provide local screening. Small woodland blocks form the settlement edge in places. Hedgerows containing gaps and wall boundaries with occasional trees delineate a small-scale field pattern in the south and create an enclosed landscape on the lower slopes that is <b>less susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>The land parcel is influenced by a variety of settlement. Gallowfields Trading Estate comprises of predominantly 1-1.5 storey industrial units of varying materials and condition. It is largely enclosed by trees and shelterbelts although has exposed edges in places and is locally conspicuous within the land parcel. Residential settlement edges to the south and east are generally well-integrated and <b>more susceptible</b> to the development scenario. The south and east of the land parcel is formed of Boulton Crofts, which is identified in the Richmond Conservation Area Appraisal as a green swathe that provides a backcloth to the town and is <b>more susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>The landform and vegetation cover create a textured landscape with intimate, small-scale landscape particularly in the south and west. The variety of land uses that influence this land parcel, contribute to a discordant landscape with generally low levels of tranquillity. Overall, these perceptual/aesthetic factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>Changes in land use and management over time, including settlement expansion and creation of the trading estate have impacted upon the landscape pattern and resulted in fragmentation of vegetation structure. Vegetation is in varying condition and often poorly maintained. However, it provides screening of settlement edges in part and delineates the historic field pattern that is <b>more susceptible</b> to the development scenario. There is variation in landscape condition and, therefore, susceptibility due to the variety of land uses and management within the land parcel. Overall, the landscape is considered to be in moderate condition, with localised areas in poor condition and is <b>less susceptible</b> to the development scenario.</p>
<b>General visibility</b>	<p>Visibility varies across the land parcel. There are generally expansive, often panoramic views out from the land parcel, south across the valley. These are locally interrupted by units within the Gallowfields Trading Estate. The settlement edge of Richmond is generally well-integrated, having been located on lower slopes, with lower-height properties located towards the upper edges and set back behind vegetation boundaries. The land parcel forms the backdrop to Richmond. The predominantly open slopes contribute to the setting of Richmond, nestled in the valley landscape of Swaledale and are <b>more susceptible</b> to the development scenario. Skylines are largely undeveloped by virtue of low development heights combined with contours. However,</p>

	these are interrupted in part and with occasionally detracting elements such as communication masts and industrial units. Whilst there are parts of this landscape that are poorly maintained, there is value associated with the contribution that the land parcel makes to the setting of Richmond and particularly the Castle, which is more susceptible to the development scenario.
<b>Visual receptors</b>	Visual receptors include users of the footpaths through the land parcel and visitors to the open access and Georgian racecourse at Low Moor to the north of the land parcel, who experience panoramic views of Swaledale and are more susceptible to the development scenario. Views of adjacent residents are largely filtered and inward looking or focussed south over the valley and <b>less susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered a landscape of generally moderate value, largely due to its contribution to the setting of the town and Richmond Castle. The historic integrity and strength of character has been reduced somewhat by development of the trading estate and residential estates on the rising slopes north of the town. It is valued as a locally unique landscape and is <b>more susceptible</b> to the development scenario. There is limited natural value due to the fragmented vegetation structure, which is <b>less susceptible</b> to the development scenario. The land parcel has some value as a recreational resource, with footpath links between the town and open access land across Low Moor, which is <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	The Richmond Conservation Area Character Appraisal identifies that there are no significant views through the area to notable features. Views of the Castle do become available across the open fields, when moving south through the area from the racecourse, particularly from the footpath adjacent to High Garth/Gallowfields Road and are <b>more susceptible</b> to the development scenario. Views north, from the south of Richmond (particularly those identified in the Richmond Conservation Area Character Appraisal), of the Castle with Boulton Crofts forming the backdrop behind are <b>more susceptible</b> to the development scenario.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in proximity to existing development in the west and lower slopes adjacent to Penn Road in the south, considering appropriate building heights and density. The management and enhancement of the existing vegetation structure would be vital in maintaining a well-integrated settlement edge and in line with key characteristics of the wider landscape.

2.2.11 Overall, the contribution of the open space to the setting of Richmond and particularly the castle, make this land parcel susceptible in landscape and visual terms to the development scenario. Existing development and landscape condition reduce susceptibility in part, but any further development would need to be appropriately located and designed. The overall landscape sensitivity of this land parcel is assessed as **medium to high** with **limited** capacity to accommodate the development scenario without compromising landscape character.

## Summary

2.2.12 The key findings of the landscape sensitivity assessment of land parcels around the fringes of Richmond are summarised in the table below. The table also summarises the potential landscape capacity of the land parcels to accommodate the type and scale of development set out in the potential development scenario.

Land Parcel	Landscape Sensitivity	Landscape Capacity
1	Medium	Medium
2	Medium to high	Limited
3	Medium	Medium
4	Medium to high	Limited
5	Medium to high	Limited
6	Medium to high	Limited
7	Medium to high	Limited
8	Medium to high	Limited

2.2.13 Overall, the land parcels around the fringes of Richmond are assessed as being of generally **medium to high** sensitivity with **limited** capacity to accommodate the potential development scenario without compromising landscape character.

## 2.3 Leyburn

### Landscape classification

2.3.1 The landscape context for the settlement of Leyburn is provided by the following LLCTs and LCAs<sup>8</sup>:

- B - Moors Fringe LLCT/B13 Preston-under-Scar Fringe LCA
- B - Moors Fringe LLCT/B14 Stainton Fringe LCA
- E - Broad Valley LLCT/E6 Leyburn Broad Valley LCA

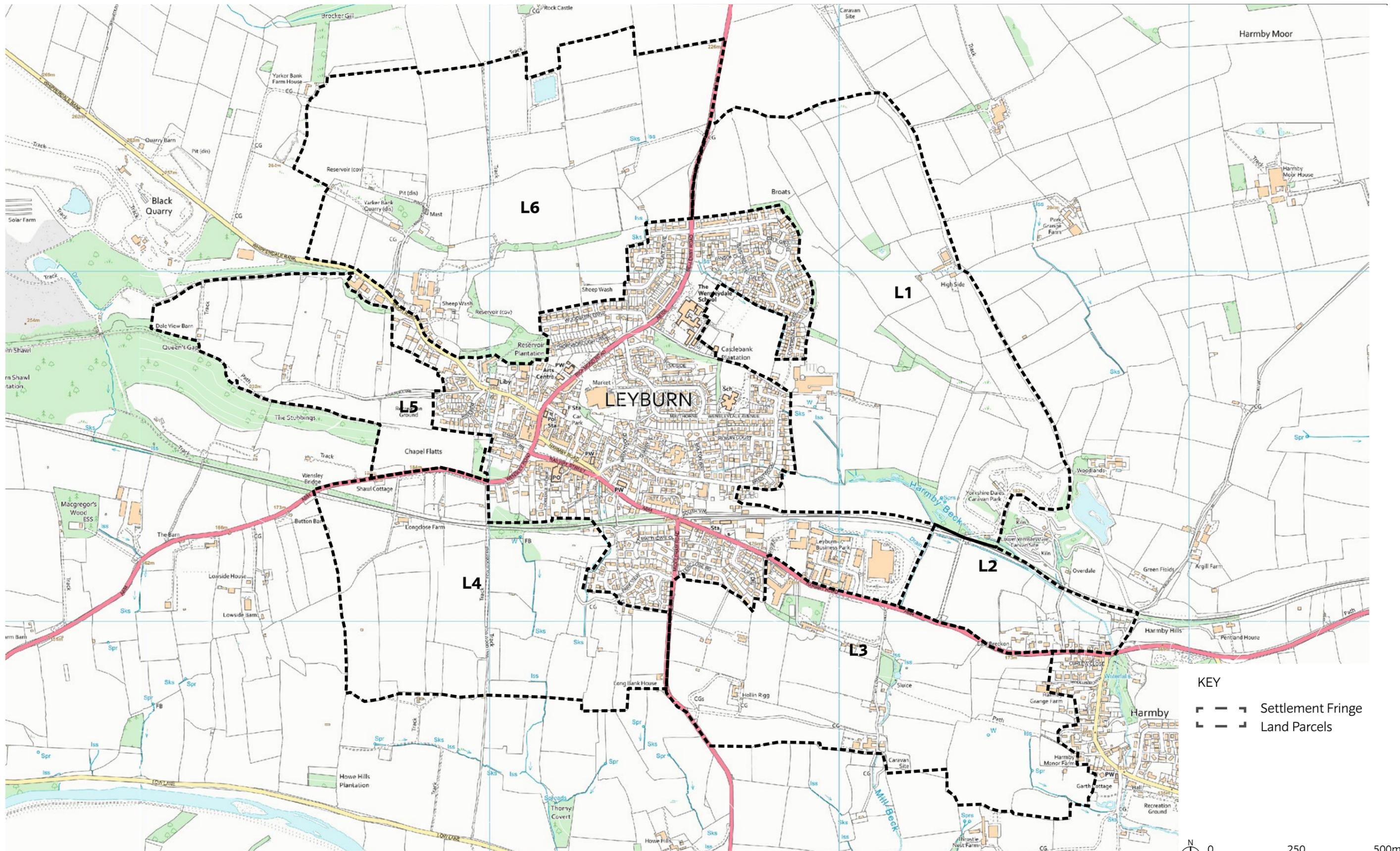
2.3.2 Based on GIS analysis and field survey, the above landscape types/character areas around the fringes of the settlement have been sub-divided into six land parcels as shown on **Figure 2.4**.

### Potential Development Scenario

2.3.3 Larger residential development within all land parcels and small-scale commercial development within land parcels L2 and L3.

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<sup>8</sup> See Stage 1 Study (Richmondshire Landscape Character Assessment)



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## Landscape Sensitivity Assessment

### Land Parcel L1

Criteria	Susceptibility
<b>Natural factors</b>	<p>Landform slopes gently down from approximately 230m AOD north of the settlement, to approximately 170m AOD around Harmby Mill Beck at the southern edge of the parcel. The open slopes in the north of the land parcel are <b>more susceptible</b> to the development scenario than less distinctive lower slopes.</p> <p>Vegetation is dispersed across the land parcel. A linear woodland block and linking boundary vegetation create a small-scale landscape pattern in the south of the land parcel. Scattered shelterbelts, tree clumps and occasional boundary trees form an intricate pattern in places that are <b>more susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>There are a range of land uses that influence the settlement fringe within this land parcel including residential, education, agriculture, holiday park and the heritage railway. These are generally well integrated by tree boundaries, with some locally exposed edges to the north where vegetation cover is generally reduced. Development within the land parcel is limited. Recreational fields and out-buildings associated with the school are encompassed by residential development in the west of the land parcel. A complex of farm buildings extend from the settlement edge and a small cluster of farm units is located on the east edge of the land parcel and enclosed by stone wall field boundaries. Static holiday units are encompassed by woodland in the south-east of the land parcel. Overall, these cultural factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>The land parcel comprises of a simple, medium-scale agricultural landscape. The western edge is influenced by adjacent residential development, although these are generally well-integrated. It is a generally calm, rural landscape with limited visual influence from existing development. Overall, these perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>The north of the land parcel is formed of a largely intact field pattern defined by stone wall boundaries in generally good condition that are <b>more susceptible</b> to the development scenario. Towards the south of the land parcel, field pattern has been altered over time due to the influence of settlement expansion and changes in farming practices. However, a small-scale field pattern has been retained and tree boundaries are in generally good condition. There is a strong sense of rural character associated with the features of the land parcel, which is <b>more susceptible</b> to the development scenario. There is some local variation due to existing adjacent land uses in proximity to the land parcel.</p>

<b>General visibility</b>	Visibility varies across the land parcel due to the landform and variation in land cover between upper and lower slopes. Views are more open in the north and become more enclosed by the vegetation structure across the lower slopes of the land parcel in the south. The surrounding development also contributes to the sense of enclosure in the south of the parcel, which is <b>less susceptible</b> to the development scenario. Due to the sloping landform, there is strong intervisibility between the land parcel and valley landscapes to the south, which is <b>more susceptible</b> to the development scenario. The open, rising slopes form a backdrop to the settlement in panoramic, valley views from the south, particularly locations on the rising slopes such as Middleham and Middleham Low Moor. Skylines are generally undeveloped and contribute to the scenic quality of the wider valley landscape, which is <b>more susceptible</b> to the development scenario.
<b>Visual receptors</b>	There is a local network of public footpaths to the north of the village, with one passing through the north of the land parcel between the settlement edge and farm track. Users experience the long views south over the fields and valley landform and are <b>more susceptible</b> to the development scenario. Views of local residents are predominantly contained to their immediate setting by surrounding tree vegetation, with some views across adjacent fields that are <b>more susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered a landscape of moderate value due to the generally intact rural features and sense of time depth particularly in the north of the land parcel, which is <b>more susceptible</b> to the development scenario. The woodland that frames the south of the land parcel is important in providing physical and visual links between habitats and landscape features in the wider landscape and is <b>more susceptible</b> to the development scenario. It is a locally common landscape. However, the open, rising slopes contribute to the scenic valley slope setting of the settlement that is <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic views associated with this land parcel.  Panoramic views of Wensleydale are locally valued and <b>more susceptible</b> to the development scenario.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario on lower slopes in the south of the land parcel, due to influence of existing adjacent land uses and more limited visibility. The management and enhancement of the existing vegetation structure would be beneficial in maintaining a well-integrated settlement edge in line with key characteristics of the wider landscape.

2.3.4 Overall, the rural qualities of the landscape and open, sloping character of this land parcel that forms the backdrop to the existing settlement experienced in panoramic valley views, make this land parcel susceptible in landscape and visual terms to the development scenario. Existing land uses and vegetation screening reduce susceptibility in the south of the land parcel. The overall landscape sensitivity of this land parcel is assessed as **medium to high** with **limited** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel L2

Criteria	Susceptibility
<b>Natural factors</b>	<p>The landform is generally flat across the land parcel, with some locally rough ground that is <b>less susceptible</b> to the development scenario.</p> <p>Vegetation is limited to the parcel boundaries with individual trees along the access track north from Harmby Road. The vegetation largely provides shelterbelts, to screen the surrounding land uses to the north, east and west. It links with small woodland blocks, tree clumps and field boundary trees in the wider landscape. The generally simple vegetation structure is <b>less susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>The land parcel forms open space between commercial development on the east edge of Leyburn, leisure development to the north and the northern edge of Harmby. Over time, development has extended from each settlement along Harmby Road and begun to close the gap between the two villages. Existing development edges are generally screened and well-integrated by woodland edges and tree boundaries that are <b>more susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This is a simple, rural landscape that has a generally peaceful character. It is visually interrupted by signage and lighting associated with the holiday park. Traffic along Harmby Road reduces levels of tranquillity associated with the wider rural landscape that this parcel forms a part of. Overall, these perceptual/aesthetic factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>The landscape features are simple. Dry-stone walls and woodland edges are visually coherent and generally well-maintained in good condition and <b>more susceptible</b> to the development scenario. This is a partly intact landscape that forms a transitional landscape that has been influenced by settlement expansion and change to surrounding land uses. It contributes to the strong sense of rural landscape character that separates the valley settlements and is <b>more susceptible</b> to the development scenario. The woodland encompasses the holiday park and links along the slope contours to provide a backdrop to the land parcel, which is <b>more susceptible</b> to the development scenario. Signage and planting associated with the holiday park is locally uncharacteristic.</p>
<b>General visibility</b>	<p>There are relatively open views across the land parcel and particularly south into and across the adjoining landscape and across the river valley, which are <b>more susceptible</b> to the development scenario. Tree vegetation around the north, east and west boundaries of the parcel enclose views in part and provide screening of adjacent development. Skylines are largely undeveloped, particularly considering the expansive views south across the valley to rising moors that are <b>more susceptible</b> to the development scenario. Settlement is visible from the land parcel, on rising slopes to the north-west, seen against a wooded backdrop and not breaking the skyline.</p>
<b>Visual receptors</b>	<p>There is a range of receptors associated with this land parcel. Residents of properties on the north edge of Harmby experience enclosed rural views that are <b>more susceptible</b> to the development scenario. Visitors to the holiday park seek to enjoy the countryside location and are <b>more susceptible</b> to the development scenario. Users of public rights of way in the wider landscape and visitors to Wensleydale as a tourist destination are also <b>more susceptible</b> to the development scenario.</p>

<b>Landscape Value</b>	This is considered a landscape of moderate value due to the partly intact rural features in generally good condition, which are <b>more susceptible</b> to the development scenario. The woodland that frames the north of the land parcel is important in providing physical and visual links between landscape features in the wider landscape and is <b>more susceptible</b> to the development scenario. It is a locally common landscape. However, the land parcel contributes to the open, pastoral landscapes on valley slopes between the settlements and is <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic views associated with this land parcel.  Panoramic views of Wensleydale are locally valued and <b>more susceptible</b> to the development scenario.
<b>Mitigation potential</b>	There is limited potential to mitigate the type and scale of change associated with the development scenario due to the existing integrated settlement edge character and contribution of the land parcel to the rural settlement character.

2.3.5 Overall, the rural qualities of the landscape, together with the well-integrated settlement edge, make this land parcel susceptible in landscape and visual terms to the development scenario. The overall landscape sensitivity of this land parcel is assessed as **high** with **no** capacity to accommodate the development scenario without compromising landscape character.

### Land Parcel L3

Criteria	Susceptibility
<b>Natural factors</b>	<p>The landform of this land parcel slopes through a moderate gradient, down from approximately 170m AOD at Harmby Road to 135m AOD on its southern boundary. The parcel forms part of the open valley sides to the River Ure to the south of Leyburn, which are <b>more susceptible</b> to the development scenario.</p> <p>Hedgerow and tree vegetation is dispersed across the land parcel, largely defining the small-scale, irregular field pattern. There is a concentration of trees towards the northern edge of the parcel, surrounding a manor house and its grounds. The intricate pattern created by irregular fields, hedgerows, hedgerow trees and scattered field trees is <b>more susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>The overall land use is pastoral. The landscape is remnant of former strip fields, with several boundaries having been removed over the past century that has resulted in increased field size and irregular field pattern. Cliff Lodge is a manor house in the north of the parcel, accessed from Mill Lane and includes some formal garden space and woodland planting. The edge of Leyburn forms the northwest edge of the land parcel and Harmby forms the east. The existing southern edge of Leyburn stands out on the brow of the valley slopes in this parcel. The edge of Harmby is less defined by virtue of tighter field structure, screening boundary vegetation and more irregular settlement edge layout. Overall, these cultural factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>It is a relatively harmonious landscape that forms part of the wider pastoral, valley. It is a simple, rural landscape of pastoral fields with wall and hedgerow boundaries with frequent tree cover. Overall, these perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>This is a partly intact landscape, that has been locally influenced by settlement expansion on the south-east edge of Leyburn and south of Harmby. The land parcel contains visually coherent landscape elements including stone boundary walls and mature field trees that are <b>more susceptible</b> to the development scenario. Wall and hedgerow boundaries are in generally good condition, with some local variation. The land parcel has a strong rural character that is in generally good condition and <b>more susceptible</b> to the development scenario. Local variation occurs in relation to the expanded settlement edge of Leyburn on the north-west edge of the land parcel, where residential properties form a prominent, suburban edge.</p>
<b>General visibility</b>	<p>This varies through the land parcel. There are expansive views across the lower slopes and valleys to the south that are <b>more susceptible</b> to the development scenario. The land parcel has a generally open character that is more susceptible to the development scenario. There is more intimate enclosure created by woodland around the manor house between the edge of Leyburn and Mill Lane. The slopes are a prominent feature in distant views from the south. They contribute to the scenic quality of the valley and are more susceptible to the development scenario. Skylines are largely undeveloped and defined by open hilltops with woodland, which are <b>more susceptible</b> to the</p>

	development scenario. The exposed edge of south Leyburn is locally intrusive and <b>less susceptible</b> to the development scenario.
<b>Visual receptors</b>	Users of the footpaths within the land parcel and residents on the settlement edges experience open views across the valley slopes and are <b>more susceptible</b> to the development scenario. Users of public rights of way in the wider landscape and visitors to Wensleydale as a tourist destination are also <b>more susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered a landscape of moderate value due to the partly intact rural features in generally good condition and contribute to the wider valley character, which are <b>more susceptible</b> to the development scenario. The small blocks of woodland and tree boundaries that encompass the manor house links with boundary trees and woodland in the wider landscape, forming a backdrop to the north and is <b>more susceptible</b> to the development scenario. It is a locally common landscape. However, the land parcel contributes to the open, pastoral landscapes on valley slopes between the settlements and is <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic views associated with this land parcel.  Panoramic views of Wensleydale are locally valued and <b>more susceptible</b> to the development scenario.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in the west of the land parcel, to the south of the existing settlement edge. The management and enhancement of the existing vegetation structure would be beneficial in providing a well-integrated settlement edge and in line with key characteristics of the wider landscape.

2.3.6 Overall, the rural qualities of the landscape and legibility of field boundary features, together with its contribution to the overall valley character, make this land parcel susceptible in landscape and visual terms to the development scenario. Existing land uses and vegetation screening reduce susceptibility in the west of the land parcel. The overall landscape sensitivity of this land parcel is assessed as **medium to high** with **limited** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel L4

Criteria	Susceptibility
<b>Natural factors</b>	<p>The land parcel forms part of the gradual slopes, down from the settlement edge, south towards the River Ure. The parcel forms part of the open valley sides, which are <b>more susceptible</b> to the development scenario.</p> <p>The fields are defined by a combination of stone wall and hedgerow boundaries. Trees are scattered across the land parcel, including field boundary trees and small tree groups including along the heritage railway in the north of the land parcel. Combined with the topography, the dispersed vegetation creates an intricate pattern in part that is <b>more susceptible</b> to the development scenario. The simpler, larger scale pattern in the west of the parcel is <b>less susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>Pastoral farming is the dominant land use within this land parcel including partly intact strip fields to the west. There has been little change to the enclosure pattern over the last century and stone walls remain a characteristic feature of this landscape. Settlement is limited to small farm units and individual dwellings in proximity to the roads and settlement edge. Settlement expansion south of the railway has altered the enclosure in the north of the parcel and extended the built form further south down the valley slopes. Overall, these cultural factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This is a generally harmonious and unified landscape by virtue of the predominantly pastoral land use with characteristic wall and tree field boundaries. It is a simple landscape of muted colours and few landscape elements. It is a generally calm landscape with localised visual intrusion from the exposed settlement edge. Overall, these perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>This is a generally intact landscape associated with the well-defined field pattern. The land parcel contains visually coherent landscape elements including stone boundary walls and mature field trees that are <b>more susceptible</b> to the development scenario. Hedgerow boundaries have occasional gaps and have been redefined with fence boundaries in places. The land parcel has a strong rural character that is in generally good condition and <b>more susceptible</b> to the development scenario.</p>
<b>General visibility</b>	<p>This varies through the land parcel. Views from within the land parcel are generally open, particularly south over the broad valley. Landform restricts views from the lower slopes of the valley, north into the land parcel. Approaching Leyburn from the south, the properties on Park View form a conspicuous settlement edge on the brow of the slope. There are long distance views from the southern slopes of the valley, in which this settlement edge appears better assimilated than in local views, and <b>more susceptible</b> to the development scenario. Skylines are largely undeveloped and defined by open hilltops with woodland, which are <b>more susceptible</b> to the development scenario. Due to the sloping landform, there is strong intervisibility between the land parcel and valley landscapes to the south, which is <b>more susceptible</b> to the development scenario.</p>

<b>Visual receptors</b>	Users of the public footpaths within the land parcel and residents of individual properties and on the southern edge of the town experience open views across the broad valley, between trees and over low wall boundaries and are <b>more susceptible</b> to the development scenario. Users of public rights of way in the wider landscape and visitors to Wensleydale as a tourist destination are also <b>more susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered a landscape of moderate value due to the partly intact rural features in generally good condition, which are <b>more susceptible</b> to the development scenario. The land parcel contributes to the open, pastoral landscapes on valley slopes that form the setting of Leyburn in wider Wensleydale and is <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic views associated with this land parcel.  Views south from Leyburn Shawl in land parcel L5, across this land parcel are locally valued and part of promoted walks of the area and are <b>more susceptible</b> to the development scenario.  Panoramic views of Wensleydale are locally valued and <b>more susceptible</b> to the development scenario.
<b>Mitigation potential</b>	There is limited potential to mitigate the type and scale of change associated with the development scenario due to the existing integrated settlement edge character and contribution of the land parcel to the rural settlement character.

2.3.7 Overall, the rural qualities of the landscape and the legibility of field boundary features, together with its contribution to the overall valley character, make this land parcel susceptible in landscape and visual terms to the development scenario. The overall landscape sensitivity of this land parcel is assessed as medium to **high** with **no** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel L5

Criteria	Susceptibility
<b>Natural factors</b>	<p>This parcel forms part of the steeply rising slopes to the west of Leyburn. The Leyburn Shawl is a prominent, local escarpment that extends west of the town and forms the southern part of the land parcel and is <b>more susceptible</b> to the development scenario. The contours plateau through the north and west of the parcel. The landform rises from approximately 180m at the A684 to approximately 235m AOD in the north-west of the parcel.</p> <p>A woodland belt extends west along the slopes, forming part of Leyburn Shawl Plantation and framing the plateau. There are tree boundaries around the settlement edge to the east of the parcel, forming the north boundary of the parcel and along the track from Riseber Lane. Field trees and scrub are dispersed through the southern field, on the steeper slopes within the parcel. Overall the vegetation cover within the land parcel is limited and <b>less susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>The land parcel is formed of irregular, generally small fields to the west of the historic centre of the town. These are predominantly pasture with a recreational space adjacent to the settlement in the east of the parcel. North of this is a cluster of static caravan units encompassed by trees. The field pattern is largely a remnant of historic enclosure and distinct stone wall boundaries define the field. Enclosure has been altered in part by post-war settlement expansion on the west of Leyburn. The settlement edge is generally well integrated by trees combined with topography. The grade II* Leyburn Hall and grounds form the southeast boundary to the parcel within the western extent of the Leyburn conservation area, which is enclosed by mature trees. Overall, these cultural factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This is a simple, calm landscape that contributes to rural setting of Leyburn. Strong levels of tranquillity are particularly associated with the south of the land parcel. There is localised intrusion in the north-west from adjacent extraction works and from residential land uses in the north-east, although these are generally contained. Overall, these perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>The landscape features are simple. Dry-stone walls and treed settlement boundaries are visually coherent and generally well-maintained in good condition and <b>more susceptible</b> to the development scenario. The land parcel comprises of a partly intact field pattern. The land parcel has been altered by settlement expansion to the north and east. The southern part of the parcel retains its historic relationship with the hall and visual relationship with the wide valley, which is <b>more susceptible</b> to the development scenario. The land parcel contributes to the strong sense of rural landscape character that separates the valley settlements of Wensleydale and is <b>more susceptible</b> to the development scenario.</p>

<b>General visibility</b>	This varies through the land parcel. Views from within the land parcel are generally open, particularly south from Leyburn Shawl, over the broad valley. Landform restricts views from the lower slopes of the valley, north into the land parcel. There are long distance views from the southern slopes of the valley, in which this settlement edge appears better assimilated than in local views and is <b>more susceptible</b> to the development scenario. The settlement edge is generally well integrated by landform and vegetation. Skylines are largely undeveloped and defined by open hilltops with woodland, which are <b>more susceptible</b> to the development scenario. Due to the sloping landform, there is strong intervisibility between the land parcel and valley landscapes to the south, which is <b>more susceptible</b> to the development scenario.
<b>Visual receptors</b>	Users of the public footpaths, particularly along the promoted Leyburn Shawl experience open, panoramic views of the broad valley and are <b>more susceptible</b> to the development scenario. Users of public rights of way in the wider landscape and visitors to Wensleydale as a tourist destination are also <b>more susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered a landscape of high value due to the largely intact rural features in generally good condition, which are <b>more susceptible</b> to the development scenario. The land parcel contributes to the open, pastoral landscapes on valley slopes that form the setting of Leyburn in wider Wensleydale and is <b>more susceptible</b> to the development scenario. It is a locally valued landscape that is promoted for walks of the area and is <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	Views south from Leyburn Shawl are noted as an historic public viewpoint in the Core Strategy and are promoted as part of local walks and benches are provided for their enjoyment. Panoramic views of Wensleydale are locally valued and <b>more susceptible</b> to the development scenario.
<b>Mitigation potential</b>	There is limited potential to mitigate the type and scale of change associated with the development scenario due to the existing integrated settlement edge character and contribution of the land parcel to the rural settlement character and forming part of valued views.

2.3.8 Overall, the rural qualities of the landscape and particularly the escarpment setting from which panoramic valley views can be experienced, make this land parcel susceptible in landscape and visual terms to the development scenario. Existing settlement influences and vegetation boundaries reduce the susceptibility in the north of the parcel. The overall landscape sensitivity of this land parcel is assessed as **medium to high** with **limited** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel L6

Criteria	Susceptibility
<b>Natural factors</b>	The rolling landform slopes gradually up east-west through the land parcel, rising from approximately 225m AOD on the north settlement edge to approximately 260m AOD on the west edge of the land parcel. The landform is generally indistinctive and <b>less susceptible</b> to the development scenario. However, it forms part of the gradual, rising slopes north of Leyburn, which form the upper slopes of the river valley that form the backdrop to the town. Vegetation cover is varied through the parcel. There is a small woodland block at the southern land parcel boundary, that contains the settlement edge. Shelterbelts form partial boundaries to fields in the southern part of the parcel. Vegetation is sparse and more dispersed to the north of the parcel. It comprises of isolated trees within the stone wall boundaries and near to buildings. The simple land cover pattern is generally <b>less susceptible</b> to the development scenario.
<b>Cultural factors</b>	The land use of this parcel is predominantly pastoral, comprised of small/medium size fields that generally increase in size further north, away from the settlement edge. Stone wall boundaries delineate a regular field pattern. There are scattered stone buildings within the wall boundaries including small farmhouses and barns/huts. Settlement expansion to the north of Leyburn has altered the enclosure and vegetation pattern. Cul-de-sac development comprising of bungalows is common to the settlement edge of the land parcel. Hill Top Farm is a group of stone cottages and metal barns located in the southwest part of the parcel. Overall, these cultural factors make this land parcel <b>less susceptible</b> to the development scenario.
<b>Perceptual/aesthetic factors</b>	This is a generally unified, pastoral landscape that is defined by the low, stone walls and exposed slopes. This is a generally tranquil landscape that is locally interrupted by the existing settlement edge including farms to the west. Overall, these perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.
<b>Landscape quality/condition</b>	The landscape features are simple, including remnant stone-wall boundaries and tree shelterbelts that are generally well-maintained in good condition. They are visually coherent features that link through the parcel and across the wider landscape and are <b>more susceptible</b> to the development scenario. Field pattern has been altered over time due to the influence of settlement expansion and changes in farming practices. However, a regular field pattern is largely retained and tree boundaries are in generally good condition. There is a strong sense of rural character associated with the features of the land parcel, which is <b>more susceptible</b> to the development scenario. There is some local variation due to existing adjacent land uses in proximity to the land parcel. Settlement along Woodburn Drive and Mount Drive is locally conspicuous although has maintained original stone wall boundaries.

<b>General visibility</b>	Visibility varies across the land parcel from open views across low stone walls in the north, to views enclosed by shelterbelt trees and settlement edge in the south. Approaching the town from the north, the settlement is generally nestled in the rolling contours and screened by mature roadside trees. The surrounding development also contributes to the sense of enclosure in the south of the parcel, which is <b>less susceptible</b> to the development scenario. Due to the sloping landform, there is strong intervisibility between the land parcel and valley landscapes to the south, which is <b>more susceptible</b> to the development scenario. The open, rising slopes form a backdrop to the settlement in panoramic, valley views from the south, particularly locations on the rising slopes such as Middleham and Middleham Low Moor. Skylines are generally undeveloped and contribute to the scenic quality of the wider valley landscape, which is <b>more susceptible</b> to the development scenario.
<b>Visual receptors</b>	Users of the footpath through the east of the parcel experience generally open views across the pastoral landscape, becoming more enclosed by vegetation and settlement edge and are <b>more susceptible</b> to the development scenario. Residents on the settlement edge have open views over adjacent fields and are <b>more susceptible</b> to the development scenario. Users of public rights of way in the wider landscape and visitors to Wensleydale as a tourist destination are also <b>more susceptible</b> to the development scenario due to the exposed visual character of the upper slopes of this parcel.
<b>Landscape Value</b>	This is considered a landscape of moderate value due to the partly intact rural features in generally good condition, which are <b>more susceptible</b> to the development scenario. The woodland contributes to the wooded slopes that frame the west of Leyburn and is <b>more susceptible</b> to the development scenario. It is a generally indistinctive local landscape with few noteworthy features. However, the land parcel contributes to the open, pastoral landscape that forms the backdrop to the town and is <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic views associated with this land parcel.  Panoramic views of Wensleydale are locally valued and <b>more susceptible</b> to the development scenario.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in the south/south-east of the land parcel, adjacent to the existing settlement edge. The management and enhancement of the existing vegetation structure would be beneficial in providing a well-integrated settlement edge and in line with key characteristics of the wider landscape.

2.3.9 Overall, the rural qualities of the landscape and legibility of field boundary features and woodland in framing the existing settlement edge, make this land parcel susceptible in landscape and visual terms to the development scenario. Existing land uses and vegetation screening reduce susceptibility in the south of the land parcel. The overall landscape sensitivity of this land parcel is assessed as **medium** with **medium** capacity to accommodate the development scenario without compromising landscape character.

## Summary

- 2.3.10 The key findings of the landscape sensitivity assessment of land parcels around the fringes of Leyburn are summarised in the table below. The table also summarises the potential landscape capacity of the land parcels to accommodate the type and scale of development set out in the potential development scenario.

Land Parcel	Landscape Sensitivity	Landscape Capacity
1	Medium to high	Limited
2	High	None
3	Medium to high	Limited
4	High	None
5	Medium to high	Limited
6	Medium	Medium

- 2.3.11 Overall, the land parcels around the fringes of Leyburn are assessed as being of generally **medium to high** sensitivity with **limited** capacity to accommodate the potential development scenario without compromising landscape character.

## 2.4 Middleham

### Landscape classification

2.4.1 The landscape context for the settlement of Middleham is provided by the following LLCTs and LCAs<sup>9</sup>:

- B - Moors Fringe LLCT/B17 Middleham Fringe LCA
- E - Broad Valley LLCT/E7 Middleham Broad Valley LCA

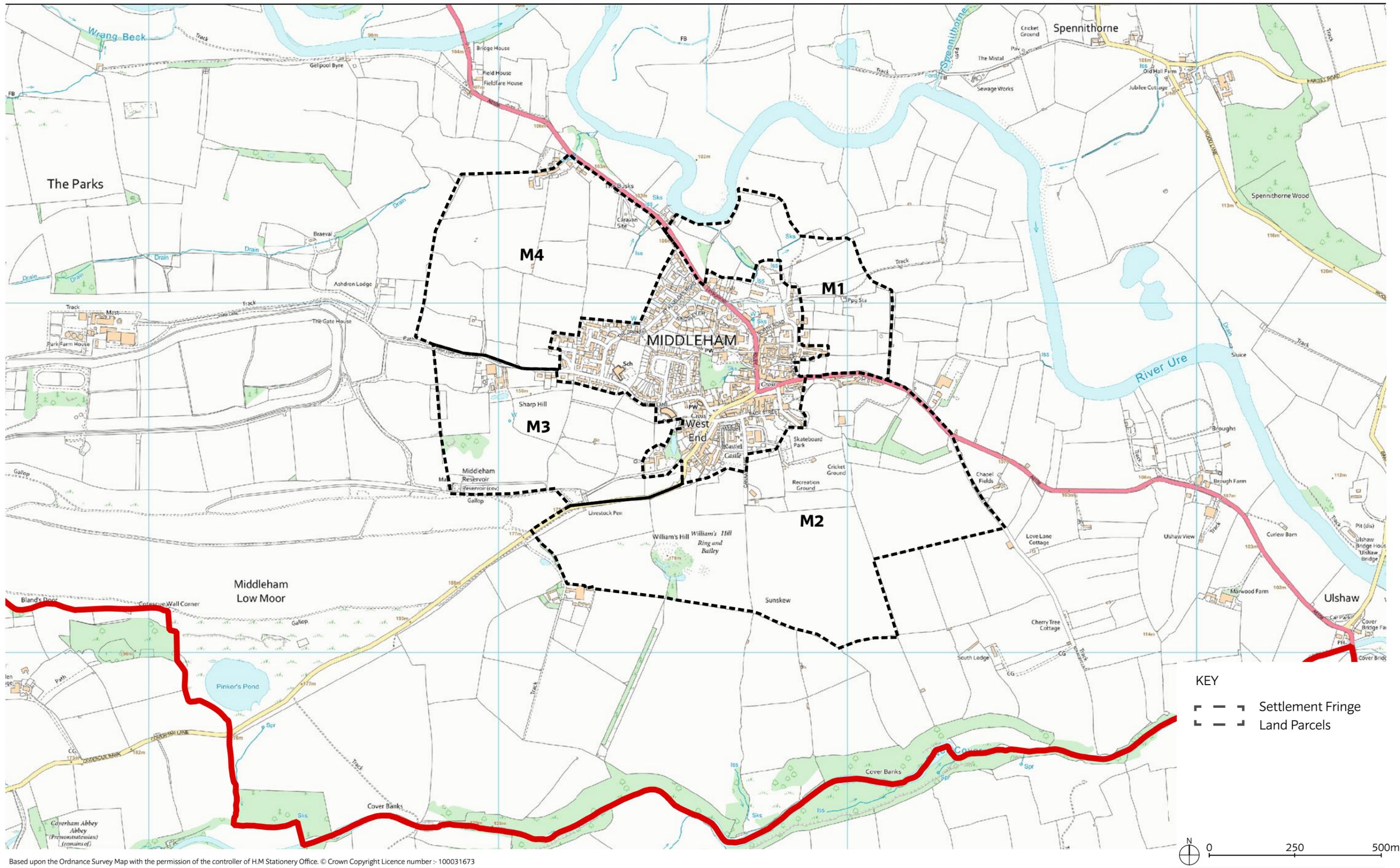
2.4.2 Based on GIS analysis and field survey, the above landscape types/character areas around the fringes of the settlement have been sub-divided into four land parcels as shown on **Figure 2.5**.

### Potential Development Scenario

2.4.3 Smaller residential development.

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<sup>9</sup> See Stage 1 Study (Richmondshire Landscape Character Assessment)



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## Landscape Sensitivity Assessment

### Land Parcel M1

Criteria	Susceptibility
<b>Natural factors</b>	The landform is low-lying and predominantly flat with little variation and is <b>less susceptible</b> to the development scenario. This is an agricultural floodplain landscape of pastoral fields of varying sizes and form. Vegetation cover is relatively sparse. There are a small number of trees in stone wall boundaries in the south. The north of the land parcel is more vegetated, including scattered field trees, riparian trees around the river meander and hedgerow field boundaries with trees. The generally simple landcover is <b>less susceptible</b> to the development scenario.
<b>Cultural factors</b>	This is an agricultural landscape that is predominantly used for horse grazing, particularly in the east where the regular field pattern has been subdivided. The settlement form has experienced little change over time. Size of farmsteads has increased as the horse-racing industry has intensified, and barns and stables are visible on the east settlement edge. Stone wall boundaries are a distinctive feature in the east of the land parcel. Vegetation and small fields on the edge of the village contribute to a generally well-integrated settlement edge. Overall, these cultural factors make this land parcel <b>more susceptible</b> to the development scenario.
<b>Perceptual/aesthetic factors</b>	This is a balanced and calm, relatively simple landscape that contributes to the rural valley setting. There is a strong sense of tranquillity within the valley. Overall, the perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.
<b>Landscape quality/condition</b>	This is a largely intact landscape of small, well-defined fields that are <b>more susceptible</b> to the development scenario. Limited settlement expansion has taken place in this direction, resulting in local alteration to enclosure pattern and visibility of the settlement edge. Stone wall boundaries are in generally good condition and contribute to the sense of place and strong rural character, which is <b>more susceptible</b> to the development scenario. Vegetation structure on the north of the land parcel contributes to natural, green links through the valley landscape and is <b>more susceptible</b> to the development scenario.
<b>General visibility</b>	The land parcel forms part of the open, broad valley landscape. Open views across the land parcel are of generally undeveloped skylines that are <b>more susceptible</b> to the development scenario. The settlement edge is visible but generally well-integrated by vegetation and enclosure pattern. The land parcel has high scenic quality associated with the characteristic stone walls and meandering river to the north, which is <b>more susceptible</b> to the development scenario. These features contribute to the local distinctiveness and sense of place of this historic valley settlement, which is <b>more susceptible</b> to the development scenario.

<b>Visual receptors</b>	Residents on the north-east settlement edge and users of the public footpaths through and in proximity to this land parcel experience views of the distinctive field pattern and rural valley setting and are <b>more susceptible</b> to the development scenario. Visitors to Middleham Castle and Middleham Low Moor experience expansive views of the broad valley with small, dispersed rural settlements, which are <b>more susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered a landscape of moderate to high value due to the largely intact and characteristic fields defined by stone walls in generally good condition, which are <b>more susceptible</b> to the development scenario. It is a locally distinctive landscape between the historic settlement and river in the broad valley setting, which is <b>more susceptible</b> to the development scenario. The land parcel contains a variety of features that contribute to the time depth and natural value of the land parcel, including riparian vegetation linking through the north of the parcel that is <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic views associated with this land parcel.  'Important views' are identified on the Middleham Conservation Area Map, looking out across this land parcel towards the river.
<b>Mitigation potential</b>	There is limited potential to mitigate the type and scale of change associated with the development scenario in this land parcel due to the distinctive enclosure pattern and generally well-integrated historic settlement form.

2.4.4 Overall, the rural qualities of the pastoral landscape, including stone wall boundaries defining the small-scale field pattern, undeveloped skylines and well-integrated settlement edge, together with its contribution to the rural valley setting of Middleham make this land parcel susceptible, in landscape and visual terms to development. The overall sensitivity of this land parcel is judged to be **medium to high** with **limited** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel M2

Criteria	Susceptibility
<b>Natural factors</b>	<p>The land parcel is across the lower slopes of the Moors Fringe landscape south of Middleham. The landform gently rises south from approximately 120m AOD on the east of the village to 179m AOD at William's Hill. The prominent, open slopes form the backdrop to the settlement and are <b>more susceptible</b> to the development scenario.</p> <p>This is an agricultural landscape of predominantly pastoral fields that increase in size from small on the settlement edge to large open fields on the rising slopes. Vegetation cover is relatively sparse. Shelterbelts and trees in boundary walls define the small-scale fields on the east edge of the village. There is a small, distinctive woodland that defines the motte and bailey at William's Hill. Trees are occasionally present along field boundaries and scattered along stone wall boundaries. The diverse vegetation pattern is <b>more susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>This is an agricultural landscape comprising predominantly open pastoral fields. There are a small number of residential properties and farm buildings on the north edge of the land parcel on East Witton Road, a single residential property on Canaan Lane and small sports hut, sports field and cricket pitch to the south-east of the settlement. Livery and horse paddocks have altered the enclosure pattern on the village edge as the horse-racing industry has intensified over time. Low-level barns and stables on the settlement edge are generally well-integrated. Middleham Castle is a prominent landmark on the north settlement edge. Overall, these cultural factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This is a balanced and calm, relatively simple landscape that contributes to the rural valley setting of Middleham. There is a strong sense of tranquillity with no detracting features. Overall, the perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>This is a partly intact landscape that has been locally altered changes in land use and management including expansion of the horse racing industry. This has largely taken place in proximity to the settlement and historic enclosure patterns and features are well-maintained in generally good condition and are <b>more susceptible</b> to the development scenario. Stone wall boundaries are in generally good condition and contribute to the sense of place and strong rural character, which is <b>more susceptible</b> to the development scenario.</p>
<b>General visibility</b>	<p>The land parcel contributes to the open, sloping, green backdrop to Middleham and particularly the castle. Open views across the land parcel of generally undeveloped skylines that are <b>more susceptible</b> to the development scenario. The settlement edge is visible but generally well-integrated by vegetation and enclosure pattern. Middleham Castle is an iconic and prominent feature in this land parcel. The land parcel has high scenic quality associated with the expansive pasture, with scattered trees and characteristic stone walls, which is <b>more susceptible</b> to the development scenario. These features contribute to the local distinctiveness and sense of place of this historic valley settlement, which is <b>more susceptible</b> to the development scenario.</p>

<b>Visual receptors</b>	There are several public footpaths including the Six Dales Trail long distance footpath through this land parcel. Users of these public footpaths experience views of the iconic castle and the open, rural landscape setting to Middleham, and are <b>more susceptible</b> to the development scenario. Visitors to Middleham Castle and Middleham Low Moor experience expansive views of the broad valley with small, dispersed rural settlements, which are <b>more susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered a landscape of moderate to high value due to the largely intact and characteristic fields defined by stone walls and scattered trees in generally good condition, which are <b>more susceptible</b> to the development scenario. It is a locally distinctive sloping landscape that forms the backdrop to the historic settlement and forms the lower slopes rising towards the edge of Nidderdale AONB, which is <b>more susceptible</b> to the development scenario. The land parcel contains a variety of features that contribute to the time depth and natural value of the land parcel, that are <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	Middleham Castle is a prominent feature that is particularly visible from within this land parcel and in cross-valley views in which this land parcel forms the backdrop.  'Important views' are identified on the Middleham Conservation Area Map, from the Six Dales Trail north across the land parcel towards the castle and out from the settlement edge across the land parcel.
<b>Mitigation potential</b>	There is limited potential to mitigate the type and scale of change associated with the development scenario in this land parcel due to the distinctive landscape features and contribution that the land parcel makes to the setting of the historic settlement and castle.

2.4.5 Overall, the rural qualities of the landscape, including stone wall boundaries, dispersed trees and shelterbelts, undeveloped skylines and well-integrated settlement edge, together with its contribution to the rural valley setting of Middleham make this land parcel susceptible, in landscape and visual terms to development. The overall sensitivity of this land parcel is judged to be **medium to high** with **limited** capacity to accommodate the development scenario without compromising landscape character.

### Land Parcel M3

Criteria	Susceptibility
<p><b>Natural factors</b></p>	<p>The land parcel forms the lower slopes of the Moors Fringe landscape south of Middleham. The landform gently rises south from approximately 140m AOD on the west of the village to 190m AOD at edge of Middleham Low Moor (Gallops). The locally prominent slopes form the backdrop to the settlement and are <b>more susceptible</b> to the development scenario.</p> <p>This is an agricultural landscape of irregular pastoral fields and livery land uses. Vegetation cover is relatively sparse. Tree boundaries and scattered trees are concentrated in the east in proximity to the settlement edge. There is a cluster of trees and shrubs on the rising slopes of Sharp Hill in the south-west of the land parcel. The simple landcover and field pattern is <b>less susceptible</b> to the development scenario.</p>
<p><b>Cultural factors</b></p>	<p>This is an agricultural landscape comprising predominantly pastoral fields in use for horse grazing. A row of terraced and detached properties along Park Lane are conspicuous along the north edge of the land parcel. Sharp Hill Farm is a large cluster of stables, barns and livery structures in the north-west of the land parcel. The Conservation Area including The Hall and stable block forms the well-integrated east edge of the land parcel. Stone wall boundaries are a distinctive feature that link through this land parcel and the wider landscape. Intensification of the horse-racing industry has resulted in modernisation of gallops in the south and sub-division of fields with fencing in places. Overall, these cultural factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<p><b>Perceptual/aesthetic factors</b></p>	<p>This is a balanced and calm landscape that contributes to the rural valley setting of Middleham. There is a strong sense of tranquillity within the valley. Overall, the perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<p><b>Landscape quality/condition</b></p>	<p>This is a partly intact landscape that has experienced some alteration as a result of land use and management changes including settlement expansion to the north-west of Middleham and intensification of the horse racing industry that has introduced new elements to the landscape. Stone wall boundaries and vegetation are in generally good condition and contribute to the sense of place and strong rural character, which is <b>more susceptible</b> to the development scenario.</p>
<p><b>General visibility</b></p>	<p>The land parcel has a generally open character, becoming more enclosed by vegetation in proximity to the settlement edge. It contributes to the open, sloping, green backdrop to Middleham experienced in cross-valley views. Views across the land parcel of generally undeveloped skylines are <b>more susceptible</b> to the development scenario. The settlement edge is generally well-integrated by vegetation and enclosure pattern, although more recent development is conspicuous to the north. The land parcel contains a variety of features that contribute to the local distinctiveness and sense of place of this historic valley settlement, which is <b>more susceptible</b> to the development scenario.</p>

<b>Visual receptors</b>	Visitors to Middleham Castle and Middleham Low Moor experience expansive views of the broad valley with small, dispersed rural settlements, which are <b>more susceptible</b> to the development scenario. Residents and users of the nearby bridleway experience more enclosed views of the land parcel and settlement edge, which are <b>less susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered a landscape of moderate value due to the partly intact landscape features including stone wall boundaries and scattered vegetation, which are in generally good condition and <b>more susceptible</b> to the development scenario. It is not a particularly distinctive landscape that has been altered by land use changes and contains few noteworthy features, which is <b>less susceptible</b> to the development scenario. The land parcel has moderate time depth and natural value. It contributes to the overall scenic qualities of the compact historic valley settlement, which are <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic or particularly significant views associated with this land parcel.  The Middleham Conservation Area is to the east of the land parcel, and open space and vegetation contributes to the textured settlement edge with views across the land parcel.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in this land parcel in proximity to the settlement edge considering the existing field and vegetation structure in the north of the land parcel. The management and enhancement of the existing vegetation structure would be beneficial in contributing to a well-integrated settlement edge in line with key characteristics of the wider landscape.

2.4.6 Overall, the rural qualities of the landscape including well-integrated settlement to the east, scattered vegetation across the sloping landform, together with its contribution to the rural valley setting of Middleham, make this land parcel more susceptible in landscape and visual terms to development. Variety in land use reduce the susceptibility in part. The overall landscape sensitivity of this land parcel is assessed as **medium** with **medium** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel M4

Criteria	Susceptibility
<b>Natural factors</b>	<p>The land parcel forms the lower slopes of the Moors Fringe landscape north-west of Middleham forming the edge of the valley. The landform gently rises south from approximately 100m AOD on the river's edge to approximately 150m AOD at west edge of Middleham. The open, distinctive valley slopes are generally <b>more susceptible</b> to the development scenario.</p> <p>This is an agricultural landscape comprising a regular pattern of mixed arable and pastoral fields defined by a combination of stone walls and hedgerows with trees. Hedgerow and tree boundaries define a small-scale and intimate landscape that is <b>more susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>This is an agricultural landscape comprising of a well-defined historic field pattern. Settlement expansion on the north-west of Middleham has largely taken place within the structure of the historic field pattern and hedgerow removal has taken place, which has resulted in an exposed settlement edge in part. There is a small caravan holiday park and cluster of residential and agricultural properties on the north edge of the land parcel, detached from the main settlement. Overall, these cultural factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This is a balanced and calm, generally unified landscape that contributes to the rural valley setting. There is a strong sense of tranquillity within the valley. Overall, the perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>This is a partly intact landscape comprising a well-defined, regular field pattern that is more susceptible to the development scenario. Settlement expansion has taken place in this direction, resulting in local alteration to enclosure pattern and visibility of the settlement edge. Hedgerow boundaries and trees are in generally good condition and contribute to the sense of place and strong rural character, which is <b>more susceptible</b> to the development scenario. Vegetation structure within the land parcel contributes to natural, green links through the valley landscape and is <b>more susceptible</b> to the development scenario.</p>
<b>General visibility</b>	<p>The land parcel forms part of the open, broad valley landscape. Open views across the land parcel are of generally undeveloped skylines that are <b>more susceptible</b> to the development scenario. Vegetation often creates more enclosed fields and filters views through the valley. The settlement edge is visible with some conspicuous, hard edges. The land parcel has some scenic quality associated with the strong lines of vegetation defining field boundaries and linking through the valley, which is <b>more susceptible</b> to the development scenario. These features contribute to the local distinctiveness and sense of place of this historic valley settlement, which is <b>more susceptible</b> to the development scenario.</p>

<b>Visual receptors</b>	There are several public routes through this land parcel. Users of these routes experience varied views of the rural valley landscape and are <b>more susceptible</b> to the development scenario. Visitors to Middleham Castle and Middleham Low Moor experience expansive views of the broad valley with small, dispersed rural settlements, which are <b>more susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered a landscape of moderate value due to the partly intact landscape features including hedgerow boundaries with trees in generally good condition, which are <b>more susceptible</b> to the development scenario. It is not a particularly distinctive landscape that has been altered in part by settlement expansion and contains few noteworthy features, which is <b>less susceptible</b> to the development scenario. The land parcel has moderate time depth and natural value. It contributes to the overall scenic qualities of the compact historic valley settlement, which are <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic or particularly significant views associated with this land parcel.  Views of the compact town on the rising slopes and prominent castle are experienced from this land parcel.
<b>Mitigation potential</b>	There is limited potential to mitigate the type and scale of change associated with the development scenario in this land parcel in proximity to the settlement edge whilst maintaining the compact settlement form, due to the visibility of the settlement and land parcel in cross-valley views.

2.4.7 Overall, the rural qualities of the landscape including robust hedgerow and tree boundaries defining a regular partly intact field pattern, together with its contribution to the rural valley setting of Middleham, make this land parcel more susceptible in landscape and visual terms to development. The overall landscape sensitivity of this land parcel is assessed as **medium to high** with **limited** capacity to accommodate the development scenario without compromising landscape character.

### Summary

2.4.8 The key findings of the landscape sensitivity assessment of land parcels around the fringes of Middleham are summarised in the table below. The table also summarises the potential landscape capacity of the land parcels to accommodate the type and scale of development set out in the potential development scenario.

Land Parcel	Landscape Sensitivity	Landscape Capacity
1	Medium to high	Limited
2	Medium to high	Limited
3	Medium	Medium
4	Medium to high	Limited

2.4.9 Overall, the land parcels around the fringes of Middleham are assessed as being of generally **medium to high** sensitivity with **limited** capacity to accommodate the potential development scenario without compromising landscape character.

## 2.5 Brompton-on-Swale

### Landscape classification

2.5.1 The landscape context for the settlement of Brompton-on-Swale is provided by the following LLCTs and LCAs<sup>10</sup>:

- E - Broad Valley LLCT/E4 Brompton-on-Swale West Broad Valley LCA
- E - Broad Valley LLCT/E5 Brompton-on-Swale East Broad Valley LCA

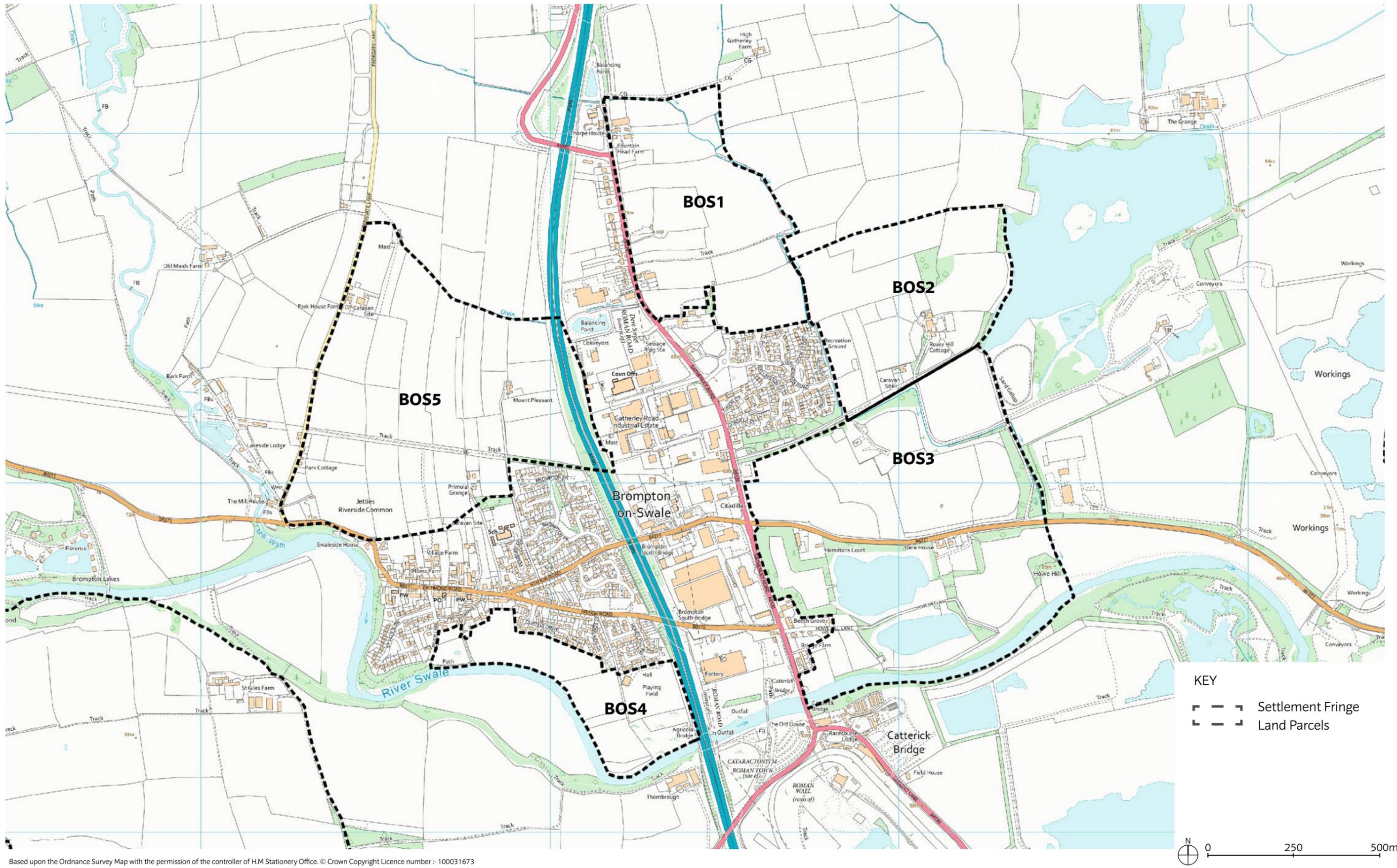
2.5.2 Based on GIS analysis and field survey, the above landscape types/character areas around the fringes of the settlement have been sub-divided into five land parcels as shown on **Figure 2.6**.

### Potential Development Scenario

2.5.3 Larger residential development within all land parcels and medium-scale commercial development within land parcel BOS3.

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<sup>10</sup> See Volume 1 (Richmondshire Landscape Character Assessment)



## Landscape Sensitivity Assessment

### Land Parcel BOS1

Criteria	Susceptibility
<b>Natural factors</b>	<p>This parcel comprises low-lying, gently sloping landform, which slopes down west-east towards a small watercourse that forms the east boundary of the parcel. It is an indistinctive landscape that forms part of the wide floodplain and is <b>less susceptible</b> to the development scenario.</p> <p>Vegetation cover comprises of an agricultural landscape with generally low hedgerows and scattered trees. Riparian trees and shrubs form the east boundary in part and tree boundaries around the south of the parcel enclose the north settlement edge. The relatively simple vegetation pattern and resultant medium scale landscape are <b>less susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>This is an agricultural landscape to the north-east of Brompton-on-Swale. Recent residential development has taken place on this edge of the village, extending east of the commercial area. A row of residential properties form the west boundary to the land parcel, set back behind small front gardens along Gatherley Road. The settlement edge is generally well-integrated by hedgerow and tree boundaries. There are two clusters of agricultural buildings on the west edge of the land parcel, on Gatherley Road. Overall, these cultural factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This is a relatively simple, calm landscape that contributes to the rural setting of Brompton-on-Swale. There is localised intrusion from adjacent commercial land use to the west of the land parcel. Overall, the perceptual/aesthetic factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>This is a partly intact landscape with some historic hedgerow boundaries. Changes in land use within the land parcel over time and nearby commercial and residential development have impacted on the enclosure pattern and reduced the rural quality in parts of this land parcel. Hedgerows and trees are in generally good condition. The riparian vegetation is a strong and well-maintained feature in this landscape, which is <b>more susceptible</b> to the development scenario. The vegetation structure through the south of the land parcel contributes to the natural features within and adjacent to the land parcel and is <b>more susceptible</b> to the development scenario.</p>
<b>General visibility</b>	<p>The land parcel forms part of the open, valley landscape across which generally open views are experienced. Views north and east are of an undeveloped landscape with large skies that are <b>more susceptible</b> to the development scenario. Hedgerows and scattered trees filter these and combined with low-lying landform often limit long distance views. In views south and west, built form that forms the settlement edge is glimpsed between vegetation. The rural landscape has some scenic value associated with the vegetation pattern, which is <b>more susceptible</b> to the development scenario.</p>

<b>Visual receptors</b>	Users of public bridleways through the north and south of the land parcel and residents of properties on Gatherley Road experience varied views of the rural landscape as they move through the land parcel, which are <b>more susceptible</b> to the development scenario. Views of residents in the development along Stephenson Road experience generally inward and enclosed views and are <b>less susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered a landscape of moderate to low value due to the simple, partly intact enclosure pattern with few noteworthy features, which is <b>less susceptible</b> to the development scenario.  It is a locally common landscape with generally indistinctive pattern and features that is <b>less susceptible</b> to the development scenario. The riparian vegetation contributes to the natural value of this land parcel and is <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic, significant or valued views associated with this land parcel.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in the south part of the land parcel, within the existing field pattern and in line with existing commercial development to the west. The management and enhancement of the existing vegetation structure would be beneficial in maintaining a well-integrated settlement edge in line with key characteristics of the wider landscape.

2.5.4 Overall, the rural qualities of the landscape and strong vegetation features such as the riparian boundary and tree boundaries in the south, together with its open character and contribution to the rural landscape setting of Brompton-on-Swale, make this land parcel more susceptible in landscape and visual terms to development. The overall landscape sensitivity of this land parcel is assessed as **medium** with **medium** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel BOS2

Criteria	Susceptibility
<b>Natural factors</b>	<p>The landform is low-lying and predominantly flat with little variation and is <b>less susceptible</b> to the development scenario. A discrete watercourse forms the western boundary with the adjacent settlement.</p> <p>This is an agricultural landscape of mixed arable and pastoral fields including horse grazing around Rosey Hill farm. There is a small block of woodland in the east of the land parcel, north of Rosey Hill farm. Tree boundaries form the east edge of the settlement and the lake boundary. Hedgerows with substantial trees define a small-scale field pattern. The hedgerows form robust boundaries that link between the woodland and lake edges. Vegetation cover reduces toward the north of the parcel. The partly intricate vegetation pattern and resultant small-scale landscape are <b>more susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>This is an agricultural landscape east of recent residential development to the east of Brompton-on-Swale. Recent residential development has extended the village to the east of the commercial area that extends north-south along the east of the A1. There is a farm comprising a cluster of farm buildings and a single property with a small campsite within this land parcel. An open recreational field with play area forms the east edge of the settlement. The settlement edge is well-integrated by tree boundaries. Overall, these cultural factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This is a relatively simple, calm landscape that contributes to the rural setting of Brompton-on-Swale. It is well-separated from nearby commercial and extractive land uses and retains moderate levels of tranquillity. Overall, the perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>Hedgerow and tree boundaries are visually coherent and generally well-maintained in good condition and <b>more susceptible</b> to the development scenario. The land parcel comprises of a partly intact field pattern that has been altered by extraction works to the east and residential development to the west. Several of the hedgerows are remnant of the historic small-scale field pattern, which is <b>more susceptible</b> to the development scenario. The land parcel is separated from the nearby settlement and has a strong rural character that is <b>more susceptible</b> to the development scenario.</p>
<b>General visibility</b>	<p>The land parcel is generally enclosed. Tree boundaries screen the adjacent settlement edge and views of nearby extraction works. Views to the north are more open and are of an undeveloped landscape with large skies that are <b>more susceptible</b> to the development scenario. Treed edges are a characteristic feature that link with tree boundaries and woodland in the adjacent landscape and are <b>more susceptible</b> to the development scenario. The rural landscape has some scenic value associated with the vegetation pattern, which is <b>more susceptible</b> to the development scenario.</p>

<b>Visual receptors</b>	Users of public bridleway through the north of the land parcel experience generally open views of the rural landscape as they move through the land parcel, which are <b>more susceptible</b> to the development scenario. Views of residents in the development along Stephenson Road experience generally inward and enclosed views and are <b>less susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered a landscape of moderate value due to the simple, partly intact enclosure pattern that is in generally good condition and contributes to the local green infrastructure, which is <b>more susceptible</b> to the development scenario. Adjacent land uses have reduced the legibility of features in part. The riparian vegetation provides separation from the settlement edge and contributes to the natural value of this land parcel, which is <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic, significant or valued views associated with this land parcel.
<b>Mitigation potential</b>	There is limited potential to mitigate the type and scale of change associated with the development scenario in this land parcel due to the intricate, partly intact landscape and separation from the settlement edge. The management and enhancement of the existing vegetation structure would be beneficial in maintaining a well-integrated settlement edge in line with key characteristics of the wider landscape.

2.5.5 Overall, the rural qualities, intimate enclosure pattern, treed boundaries and sense of separation from the existing settlement make this land parcel more susceptible in landscape and visual terms to development. The overall landscape sensitivity of this land parcel is assessed as **medium to high** with **limited** capacity to accommodate the development scenario without compromising landscape character.

### Land Parcel BOS3

Criteria	Susceptibility
<p><b>Natural factors</b></p>	<p>This is a low-lying landscape that has been altered by former extraction works. Reclamation of this land has resulted in local landform variation, and a gently sloping landform that is indistinctive and <b>less susceptible</b> to the development scenario. Land to the south of the B6271 slopes gently south to the River Swale.</p> <p>The predominant land use is pastoral with two gravel lakes in the south of the parcel. There is very little vegetation within the north of the land parcel, with greater tree cover through the south. The perimeter of the land parcel is largely defined by a dense tree boundary. Recent hedgerow and tree planting has taken place within the north of the land parcel and along the B6271. The south of the parcel comprises of irregular field parcels enclosed by tree belts and roadside hedgerows with trees. The varied landcover pattern is <b>more susceptible</b> to the development scenario.</p>
<p><b>Cultural factors</b></p>	<p>This land parcel has been altered by changes in land use and management over time. It is a predominantly pastoral landscape with limited influence from built form. There is a service area in the north of the land parcel, comprising of hardstanding with small built units and fencing. Recent residential development to the north of this is screened by a woodland edge. Commercial development on Gatherley Road forms the west edge of the land parcel, which is partially screened by roadside trees. There are a small number of properties in the south of the land parcel including farm buildings on the B6271 and businesses to the east of Gatherley Road. Overall, these cultural factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<p><b>Perceptual/aesthetic factors</b></p>	<p>This is a relatively simple, calm and enclosed landscape that contributes to the rural setting of Brompton-on-Swale. There is localised influence from adjacent commercial land use, although this is largely screened by vegetation. Overall, the perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<p><b>Landscape quality/condition</b></p>	<p>This land parcel has gone through several changes in land use and management over time. As a result, this is a fragmented landscape that is <b>less susceptible</b> to the development scenario. Vegetation around the perimeter forms a robust tree boundary that is in generally good condition, contributing to the semi-natural features that link through the land parcel and adjacent local landscape and is <b>more susceptible</b> to the development scenario.</p>
<p><b>General visibility</b></p>	<p>The land parcel is enclosed by trees around the perimeter of the land parcel and along boundaries and the River Swale in the south. Settlement to the north is screened by a woodland belt. Views into and out from the land parcel are generally obscured by the tree boundaries, with limited intervisibility with the adjacent landscape and are <b>less susceptible</b> to the development scenario. There is little scenic quality associated with this altered landscape. Tree boundaries link through the landscape and establish some local distinctiveness, particularly through the south of the parcel which is <b>more susceptible</b> to the development scenario.</p>

<b>Visual receptors</b>	There are limited visual receptors associated with this land parcel due to restricted public access and boundary vegetation that screens views from roads. Views of nearby residents are generally inward and well-screened and are <b>less susceptible</b> to the development scenario. Views of users of the public routes through the south of the land parcel are largely of an enclosed, pastoral landscape along the banks of the River Swale, which are <b>more susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered a landscape of low to moderate value due to the relatively simple landscape pattern that has been altered by land use changes, including recent reclamation and planting of new hedgerows and trees. There are few noteworthy features within the land parcel and limited time depth, which is <b>less susceptible</b> to the development scenario. Tree belts in the east and through the south of the land parcel contribute to the natural value of the land parcel and form part of the local green infrastructure that links with woodland in the wider landscape and riparian vegetation along the River Swale that is <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic or significant views associated with this land parcel.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in the west part of the land parcel, within the existing field pattern and in line with existing residential development to the north. The management and enhancement of the existing and planting of new vegetation would be beneficial in establishing a well-integrated settlement edge in line with key characteristics of the wider landscape.

2.5.6 Overall, the altered landscape, considering the previous land uses of this land parcel makes it less susceptible in landscape and visual terms to development. The rural qualities including wooded/tree boundaries are more susceptible. The overall landscape sensitivity of this land parcel is assessed as **medium** with **medium** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel BOS4

Criteria	Susceptibility
<b>Natural factors</b>	<p>The landform is low-lying and predominantly flat and is <b>less susceptible</b> to the development scenario. There is a very gradual slope down from the edge of the settlement towards the River Swale to the south.</p> <p>This is a predominantly agricultural landscape of mixed arable and pastoral fields and a small recreational field in the east. Riparian vegetation forms a strong boundary to the south, along the line of the River Swale. Hedgerows with occasional trees are partly intact and define a medium-scale field pattern. The settlement edge is formed by hedgerow in part, with occasional trees. The generally simple vegetation pattern and medium scale landscape are <b>less susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>This agricultural landscape forms the transitional landscape between the southern edge of Brompton-on-Swale and the River Swale. The only building within this land parcel, is the sports pavilion within the recreation ground to the east of the land parcel, adjacent to residential development on Honey Pot Road. The west extension of the land parcel forms part of a private garden, enclosed by trees. The settlement edge is generally well-integrated by hedgerow and tree boundaries. Overall, these cultural factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This is a generally harmonious, simple and calm landscape that contributes to the rural setting of Brompton-on-Swale. It is tranquil landscape with some localised intrusion from the A1 on the east edge. Overall, the perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>Settlement expansion has resulted in altered enclosure pattern, with fragmented field boundaries that are <b>less susceptible</b> to the development scenario. Riparian vegetation along the River Swale is in generally good condition and forms a distinct feature in the landscape that is <b>more susceptible</b> to the development scenario. The pasture adjacent to the river retains a strong rural character in moderate condition and is <b>more susceptible</b> to the development scenario.</p>
<b>General visibility</b>	<p>The land parcel is generally enclosed. Riparian vegetation and boundary trees reduced intervisibility with the adjacent landscape. This is a visually contained land parcel that is <b>less susceptible</b> to the development scenario. Undeveloped skylines and views of the open floodplain landscape to the south are <b>more susceptible</b> to the development scenario. There is scenic value associated with the vegetation pattern and River Swale, which is <b>more susceptible</b> to the development scenario.</p>
<b>Visual receptors</b>	<p>Users of public footpaths through the land parcel experience locally enclosed views of the rural landscape including river views as they move through the land parcel, which are <b>more susceptible</b> to the development scenario. Users of the Cost to Coast route south of the river and of residents in settlement area south of Bridge Road experience generally filtered views of the rural landscape which are <b>more susceptible</b> to the development scenario.</p>

<b>Landscape Value</b>	This is considered a landscape of moderate value due to the simple, partly intact enclosure pattern and riparian vegetation in generally good condition, which is <b>more susceptible</b> to the development scenario. The River Swale and associated vegetation are important natural and scenic features associated with the land parcel, which are <b>more susceptible</b> to the development scenario. There is also recreational value associated with this land parcel.
<b>Visual Value</b>	There are no iconic views associated with this land parcel. The River Swale is a key landscape feature associated with the land parcel and views of the vegetated riverbanks are locally valued.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in proximity to the existing settlement edge. The management and enhancement of the existing vegetation structure within the land parcel and landscape to the south would be beneficial in maintaining a well-integrated settlement edge and in line with key characteristics of the wider landscape.

2.5.7 Overall, the rural qualities, including relationship with the River Swale, tree boundaries and recreational value of the local footpath network make this land parcel more susceptible in landscape and visual terms to development. The influence of the adjacent settlement and enclosed visual character reduce this in part. The overall landscape sensitivity of this land parcel is assessed as **medium** with **medium** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel BOS5

Criteria	Susceptibility
<b>Natural factors</b>	<p>The landform very gradually slopes in a north-south direction, down towards the settlement edge. This is low-lying and indistinctive landscape that is <b>less susceptible</b> to the development scenario.</p> <p>This is an agricultural landscape of predominantly small- to medium-scale pastoral fields that are generally bound by partly intact low-hedgerow boundaries with occasional trees. Hedgerows in the east of the land parcel are often taller with increased tree cover. Tree boundaries form the north edge of the settlement, in the south-east of the land parcel. Trees and shrubs along the former railway track (public bridleway) form a strong linear feature linking through the landscape, cutting through the linear field pattern. The vegetation structure forms a moderately intricate landcover pattern that is more susceptible to the development scenario.</p>
<b>Cultural factors</b>	<p>This is an open, agricultural landscape to the north-east of Brompton-on-Swale. There is limited built form within the land parcel; comprising individual properties that are generally enclosed by hedgerows and trees. There is a cluster of farm buildings towards the north of the land parcel, on Parkgate Lane including a caravan and campsite. Village expansion has taken place to the south of the land parcel, particularly to the south-east adjacent to the A1. The settlement edge is generally well-integrated by tree boundaries in the south-east and smaller scale field pattern with hedgerows and tree boundaries in the south-west. Overall, these cultural factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This is a generally harmonious and unified pastoral landscape that contributes to the rural setting of Brompton-on-Swale. It is a relatively tranquil landscape with some localised intrusion from the A1 on the east edge. Overall, the perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>This is a generally intact landscape associated with the well-defined field pattern that is <b>more susceptible</b> to the development scenario. The land parcel contains visually coherent landscape elements including linear hedgerows with occasional trees. Hedgerow boundaries are in generally good condition, with gaps in places. The land parcel has a strong rural character that is in generally good condition and <b>more susceptible</b> to the development scenario.</p>
<b>General visibility</b>	<p>The land parcel has a generally open character due to the low field boundaries with scattered trees. Open views across the land parcel are of generally undeveloped skylines and large skies, which are <b>more susceptible</b> to the development scenario. Built form on the settlement edge is occasionally visible and generally filtered by vegetation and open spaces within the Conservation Area. There is some scenic quality associated with the historic field pattern and rural qualities of the landscape. The A1 and adjacent commercial development intrudes on views to the east.</p>

<b>Visual receptors</b>	Users of public bridleway and footpaths through the land parcel and residents of properties on the north-west settlement edge experience generally open views of a strongly rural landscape, which are <b>more susceptible</b> to the development scenario. Views of residents in the development along Brompton Park experience generally inward and enclosed views and are <b>less susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered a landscape of moderate value due to the simple, partly intact landscape features including linear field pattern and hedgerows in generally good condition, which are <b>more susceptible</b> to the development scenario. It is a locally distinctive landscape that extends from the edge of the Conservation Area and contributes to the historic setting of the settlement, which is <b>more susceptible</b> to the development scenario. The A1 and adjacent commercial development reduces the scenic quality in the east.
<b>Visual Value</b>	There are no iconic views associated with this land parcel.  The Brompton-on-Swale Conservation Area is to the south of the land parcel, and open space between built form contributes to the textured settlement edge with views through to the open, pastoral fields beyond.
<b>Mitigation potential</b>	There is limited potential to mitigate the type and scale of change associated with the development scenario in this land parcel due to the textured character of the settlement edge associated with the Conservation Area and generally intact enclosure pattern.

2.5.8 Overall, the rural qualities of the pastoral landscape, including strong linear field pattern, undeveloped skylines and well-integrated settlement edge make this land parcel susceptible, in landscape and visual terms to the development scenario. The overall sensitivity of this land parcel is judged to be **medium to high** with **limited** capacity to accommodate the development scenario without compromising landscape character.

### Summary

2.5.9 The key findings of the landscape sensitivity assessment of land parcels around the fringes of Brompton-on-Swale are summarised in the table below. The table also summarises the potential landscape capacity of the land parcels to accommodate the type and scale of development set out in the potential development scenario.

Land Parcel	Landscape Sensitivity	Landscape Capacity
1	Medium	Medium
2	Medium to high	Limited
3	Medium	Medium
4	Medium	Medium
5	Medium to high	Limited

2.5.10 Overall, the land parcels around the fringes of Brompton-on-Swale are assessed as being of generally **medium** sensitivity with **medium** capacity to accommodate the potential development scenario without compromising landscape character.

## 2.6 Scorton

### Landscape classification

2.6.1 The landscape context for the settlement of Scorton is provided by the following LLCTs and LCAs<sup>11</sup>:

- E - Broad Valley LLCT/E5 Brompton-on-Swale East Broad Valley LCA
- F - Vale LLCT/F4 Moulton Vale LCA

2.6.2 Based on GIS analysis and field survey, the above landscape types/character areas around the fringes of the settlement have been sub-divided into four land parcels as shown on **Figure 2.7**.

### Potential Development Scenario

2.6.3 Smaller residential development.

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<sup>11</sup> See Volume 1 (Richmondshire Landscape Character Assessment



## Landscape Sensitivity Assessment

### Land Parcel S1

Criteria	Susceptibility
<b>Natural factors</b>	The landform is low-lying and predominantly flat with little variation and is <b>less susceptible</b> to the development scenario. This is an agricultural landscape of mixed pasture and arable fields of varying sizes and form. Vegetation cover is generally sparse. A robust line of trees and shrubs follows the course of Scorton Beck through the north of the land parcel and along the south-west edge. Field boundaries are generally formed by low hedgerows with occasional trees and some gapping. The simple landcover pattern is <b>less susceptible</b> to the development scenario. Lines of trees mark the remnants of a smaller scale field pattern to the south of the B1263, which has a more intricate pattern that is <b>more susceptible</b> to the development scenario.
<b>Cultural factors</b>	This is an agricultural landscape that extends north-east of the settlement edge. There are two semi-detached bungalows and single detached property within the land parcel, on the B1263 on the edge of the village. Bungalows form the edge of the settlement adjacent to this land parcel, set back from green space that separates this cluster from the main settlement. The north edge of the settlement comprises of two-storey properties that are generally set back behind gardens and recreational space with trees that filter views of built form. This settlement edge is generally well-integrated and <b>more susceptible</b> to the development scenario. More recent development on the north edge, set back from Manor Court is conspicuous at the village entrance and this edge is <b>less susceptible</b> to the development scenario.
<b>Perceptual/aesthetic factors</b>	This is a generally calm, rural landscape that has strong levels of tranquillity associated with the exposed, sparse character of the wider vale. It is a balanced and simple landscape with few detracting features. Overall, these perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.
<b>Landscape quality/condition</b>	The landscape features are simple and visually coherent, and in generally moderate condition. Hedgerow boundaries often have gaps and have been supplemented with post and wire fencing in places. Roadside hedgerows are generally well-maintained and in good condition. Trees are in varying condition where they mark the remnants of the small-scale field pattern. Riparian trees and shrubs form a strong feature that breaks up the horizontal landscape and is <b>more susceptible</b> to the development scenario.
<b>General visibility</b>	The large, flat fields and limited vegetation contribute to an open landscape with extensive views that are more susceptible to the development scenario. Views of the existing settlement edge are generally filtered by boundary trees. Large skies and undeveloped skylines are <b>more susceptible</b> to the development scenario. There is some scenic value associated with the rural qualities and features of the vale landscape.

<b>Visual receptors</b>	There are limited visual receptors associated with this land parcel. There is a public footpath along the south edge of the land parcel, from which extensive views across the vale landscape are experienced that are <b>more susceptible</b> to the development scenario. Riparian vegetation generally obscures views of the existing settlement edge, which gradually comes into views in the adjacent land parcel. Residents on the settlement edge experience open views into the land parcel and into the distance, which are <b>more susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered a landscape of overall moderate value due to the simple landscape that contains a small number of features worthy of conservation, including Scorton Beck and associated riparian vegetation and scattered trees that contribute to filtered views that are <b>more susceptible</b> to the development scenario. It is a relatively common landscape that transitions from the settlement edge into the more expansive vale and is <b>less susceptible</b> to the development scenario. Existing riparian and boundary trees have local natural value and are <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic or distinctive views associated with this land parcel. There are no particularly valued views associated with the land parcel.
<b>Mitigation potential</b>	There is limited potential to mitigate the type and scale of change associated with the development scenario due to the generally well-integrated character of the existing settlement edge and extensive views. The management and enhancement of the existing vegetation structure would be beneficial in maintaining a well-integrated settlement edge in line with key characteristics of the wider landscape.

2.6.4 Overall, the rural qualities of the landscape and strong vegetation feature along Scorton Brook, together with open and extensive views with undeveloped skylines make this land parcel susceptible in landscape and visual terms to the development scenario. The overall landscape sensitivity of this land parcel is assessed as **medium to low** with **medium to high** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel S2

Criteria	Susceptibility
<b>Natural factors</b>	<p>The landform is low-lying and predominantly flat with little variation and is <b>less susceptible</b> to the development scenario.</p> <p>This is an agricultural landscape of mixed pasture and arable fields that increase in size to the south of the land parcel. There is generally limited vegetation within the land parcel. A robust line of trees and shrubs follows the course of Scorton Beck along the east edge of the land parcel, separating it from land parcel S1. Field boundaries are generally low hedgerows, with occasional trees. Scattered trees and hedgerow trees create a more intimate landscape in the north of the parcel, which is <b>more susceptible</b> to the development scenario. Generally, the simple landcover pattern is <b>less susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>This is an agricultural landscape that extends south of the settlement edge. There are some barns and areas of hardstanding in the north of the site, which are generally enclosed by vegetation and inconspicuous. There is limited built form experienced in association with this land parcel. The existing settlement edge is set back beyond recreational green space and a robust tree shelterbelt, which filters views of built form and contributes to the well-integrated settlement edge. Overall, these cultural factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This is a generally calm, rural landscape that has strong levels of tranquillity associated with the exposed, sparse character of the wider vale. It is a balanced and simple landscape with few detracting features. Overall, these perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>This is a partly intact landscape, that has been locally influenced by settlement expansion to the south of Scorton. Field boundary vegetation is in varying condition with some hedgerows with gaps in the northern area of the parcel that are <b>less susceptible</b> to the development scenario. Vegetation around the settlement edge and along Scorton Beck is in generally good condition and contributes to the strong rural character of this land parcel, which is <b>more susceptible</b> to the development scenario.</p>
<b>General visibility</b>	<p>This varies through the land parcel. Boundary vegetation often obscures views into the land parcel from adjacent settlement and roads. Vegetation structure through the north of the parcel contributes to a more enclosed visual character with limited inward and outward views that is <b>less susceptible</b> to the development scenario. The south of the land parcel is more open and there is greater intervisibility with the surrounding landscape. Undeveloped skylines are more susceptible to the development scenario.</p>

<b>Visual receptors</b>	There are limited visual receptors associated with this land parcel. There is a public footpath along the north edge of the land parcel, from which users experience views enclosed by vegetation along the settlement edge and glimpsed views into the land parcel that are <b>more susceptible</b> to the development scenario. Boundary vegetation generally obscures views of the existing settlement edge from nearby roads and footpaths in the wider landscape. Residents on the settlement edge experience filtered views towards the land parcel due to vegetation around the southern settlement edge, which are <b>more susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered to be a landscape of overall moderate value due to the simple landscape that contains a small number of features worthy of conservation, including Scorton Beck and associated riparian vegetation along the east edge and boundary trees that contribute to filtered views that are <b>more susceptible</b> to the development scenario. It is a relatively common landscape that transitions from the settlement edge into the more expansive vale and is <b>less susceptible</b> to the development scenario. Existing riparian and boundary trees have local natural value and are <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic or distinctive views associated with this land parcel. There are no particularly valued views associated with the land parcel.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in the north of the land parcel due to the visual containment of the fields and existing settlement edge and few features of value. The management and enhancement of the existing vegetation structure would be beneficial in maintaining a well-integrated settlement edge in line with key characteristics of the wider landscape.

2.6.5 Overall, the rural qualities of the landscape and strong vegetation feature along Scorton Brook, together with open views with undeveloped skylines make this land parcel susceptible in landscape and visual terms to the development scenario. Landscape condition and screening vegetation reduce susceptibility in part, but any further development would need to be appropriately located and designed. The overall landscape sensitivity of this land parcel is assessed as **medium** with **medium** capacity to accommodate the development scenario without compromising landscape character.

### Land Parcel S3

Criteria	Susceptibility
<b>Natural factors</b>	<p>The landform is low-lying and predominantly flat with little variation and is <b>less susceptible</b> to the development scenario.</p> <p>This is generally an agricultural landscape that has been recently altered by expansion of quarrying activity into the west of the land parcel. Large fields are bound by hedgerows and there has been recent planting of shelterbelt shrubs and trees along the north edge and adjacent to the cemetery on the southern edge of the village. The simple landcover pattern is <b>less susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>This is an agricultural landscape that extends west of the settlement edge. There is no built form within the land parcel. A small number of detached properties including bungalows and 2 storey properties form the south-west edge of Scorton, adjacent to this land parcel. A service station with car port is at the entrance to the village on the B1263 at the north-east corner of the land parcel. This settlement edge is conspicuous when entering the village from the west and <b>less susceptible</b> to the development scenario. Quarry workings including excavated earth and screening bunds are locally intrusive.</p>
<b>Perceptual/aesthetic factors</b>	<p>This is a simple landscape that has been altered by nearby excavation works. Whilst much of the works are screened by bunds and vegetation, they intrude on the landscape and there are low levels of tranquillity. Overall, these perceptual/aesthetic factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>Changes in land use and management over time, including settlement expansion to the south of the village and excavation of the quarry site to the west have resulted in fragmentation of vegetation and alteration of enclosure pattern. Vegetation is in varying condition. New vegetation has been planted along the B6271 on north edge of the parcel and adjacent to the cemetery which is well managed and contributes green infrastructure features in this land parcel that are <b>more susceptible</b> to the development scenario. The rural quality of the landscape has been altered by nearby excavation, although mitigation of the works has retained separation from the rural settlement that is <b>more susceptible</b> to the development scenario.</p>
<b>General visibility</b>	<p>The landscape has a generally open character with long views available across the large fields that are <b>more susceptible</b> to the development scenario. The rising landscape of the moors is clearly visible in distant views to the west. Open and generally undeveloped skylines are <b>more susceptible</b> to the development scenario. There are no particularly noteworthy features within the land parcel and limited scenic quality associated with it, which is <b>less susceptible</b> to the development scenario.</p>
<b>Visual receptors</b>	<p>Users of the bridleway along Flat Lane, which forms part of the Coast to Coast route have clear, open views north across the fields and land parcel and experience generally rural views that are <b>more susceptible</b> to the development scenario. Quarry works intrude on these in part. Views of adjacent residents and users of the cemetery are <b>more susceptible</b> to the development scenario.</p>

<b>Landscape Value</b>	This is considered a landscape of limited value due to it containing few features worthy of conservation and having limited time depth due to land use and management changes over time. It is a common, indistinguishable landscape that is <b>less susceptible</b> to the development scenario. Recently planted shelterbelt vegetation contributes to the natural value and is <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic or designated views associated with this land parcel.  The Coast to Coast route is a well-documented walking route, taking in the landscapes of north England. There are no particularly noteworthy views associated with the stretch of the route in proximity to this land parcel, but rural views are valued as part of the whole walking experience.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in proximity to the existing settlement in the north-east of the land parcel. The management and enhancement of the existing vegetation structure alongside new planting would be beneficial in contributing to a well-integrated settlement edge in line with key characteristics of the wider landscape.

2.6.6 Overall, the limited value and few noteworthy features, together with the intrusion from nearby quarry workings make this land parcel less susceptible in landscape and visual terms to development. The overall landscape sensitivity of this land parcel is assessed as **medium to low** with **medium to high** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel S4

Criteria	Susceptibility
<b>Natural factors</b>	<p>The landform is low-lying and flat with little variation and is <b>less susceptible</b> to the development scenario.</p> <p>This is an agricultural landscape of mixed pasture and arable fields that vary from small-scale in the north of the parcel to a single large field through the south. Hedgerow boundaries, scattered trees, tree shelterbelts and woodland blocks create an intricate pattern through the north of the land parcel that is <b>more susceptible</b> to the development scenario. The more simple, sparse vegetation pattern in the south of the land parcel is <b>less susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>This is an agricultural landscape that extends west of the settlement. There are a small number of residential properties including traditional stone barns along Banks Lane and a large country house within the north of the site. Settlement forming the east edge of the land parcel comprises of a mix of residential properties, including some modern expansion along cul-de-sacs. The irregular layout of properties and scattered boundary trees contributes to a textured settlement edge that is generally well-integrated and <b>more susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This is a generally calm, rural landscape. However, quarry works to the west intrude on local tranquillity. It is an intimate, balanced and simple landscape with occasionally detracting features associated with nearby extraction works. Overall, these perceptual/aesthetic factors make this land parcel <b>less susceptible</b> to the development scenario</p>
<b>Landscape quality/condition</b>	<p>Changes in land use and management over time, including settlement expansion to the south of the village and excavation of the quarry site to the west have resulted in alteration of enclosure pattern, with few intact historic boundaries. Boundary vegetation is generally in good condition and is <b>more susceptible</b> to the development scenario. Woodland and shelterbelts are well-managed and well-connected through the north of the land parcel. The land parcel has a moderate rural quality with several features worthy of conservation that are <b>more susceptible</b> to the development scenario, including hedgerow boundaries with trees and woodland shelterbelt.</p>
<b>General visibility</b>	<p>This varies through the land parcel. Boundary and woodland vegetation create an enclosed visual character in the north of the land parcel, with limited inward and outward views that are less susceptible to the development scenario. The south of the land parcel is more open and there is intervisibility with the adjacent land parcel and wider landscape. The settlement is clearly visible and the locally developed skyline is <b>less susceptible</b> to the development scenario. More extensive views to the west are of an undeveloped skyline that is <b>more susceptible</b> to the development scenario. There is some scenic value attached to this rural landscape.</p>

<b>Visual receptors</b>	There is a network of public rights of way through and around this land parcel, from which extensive rural views are experienced which are <b>more susceptible</b> to the development scenario. Residents on the settlement edge experience filtered views of the land parcel, which are <b>more susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered a landscape of overall moderate value that contains a variety of rural features in generally moderate to good condition that are <b>more susceptible</b> to the development scenario. Woodland, shelterbelt and boundary vegetation contribute to the natural value of this land parcel and are <b>more susceptible</b> to the development scenario. There is limited time depth and this is an indistinctive landscape that is <b>less susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic or distinctive views associated with this land parcel.  Distant views from the public routes are locally valued as part the rural setting of Scorton.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in proximity to the existing settlement edge, whilst restricting sprawl into the surrounding landscape. The management and enhancement of the existing vegetation structure would be beneficial in maintaining and contributing to a well-integrated settlement edge in line with key characteristics of the wider landscape.

2.6.7 Overall, the rural qualities of the landscape and vegetation pattern in the north of the land parcel, together with generally open visual character and intervisibility across the rural landscape make this land parcel more susceptible in landscape and visual terms to the development scenario. Vegetation structure and enclosure pattern provide opportunity to filter views and contain future development in part, but any further development would need to be appropriately located and designed. The overall landscape sensitivity of this land parcel is assessed as **medium** with **medium** capacity to accommodate the development scenario without compromising landscape character.

### Summary

2.6.8 The key findings of the landscape sensitivity assessment of land parcels around the fringes of Scorton are summarised in the table below. The table also summarises the potential landscape capacity of the land parcels to accommodate the type and scale of development set out in the potential development scenario.

Land Parcel	Landscape Sensitivity	Landscape Capacity
1	Medium to low	Medium to high
2	Medium	Medium
3	Medium to low	Medium to high
4	Medium	Medium

2.6.9 Overall, the land parcels around the fringes of Scorton are assessed as being of generally **medium** sensitivity with **medium** capacity to accommodate the potential development scenario without compromising landscape character.

## 2.7 Catterick Village

### Landscape classification

2.7.1 The landscape context for the settlement of Catterick Village is provided by the following LLCTs and LCAs<sup>12</sup>:

- E - Broad Valley LLCT/E5 Brompton-on-Swale Broad Valley LCA

2.7.2 Based on GIS analysis and field survey, the above landscape types/character areas around the fringes of the settlement have been sub-divided into three land parcels as shown on **Figure 2.8**<sup>13</sup>.

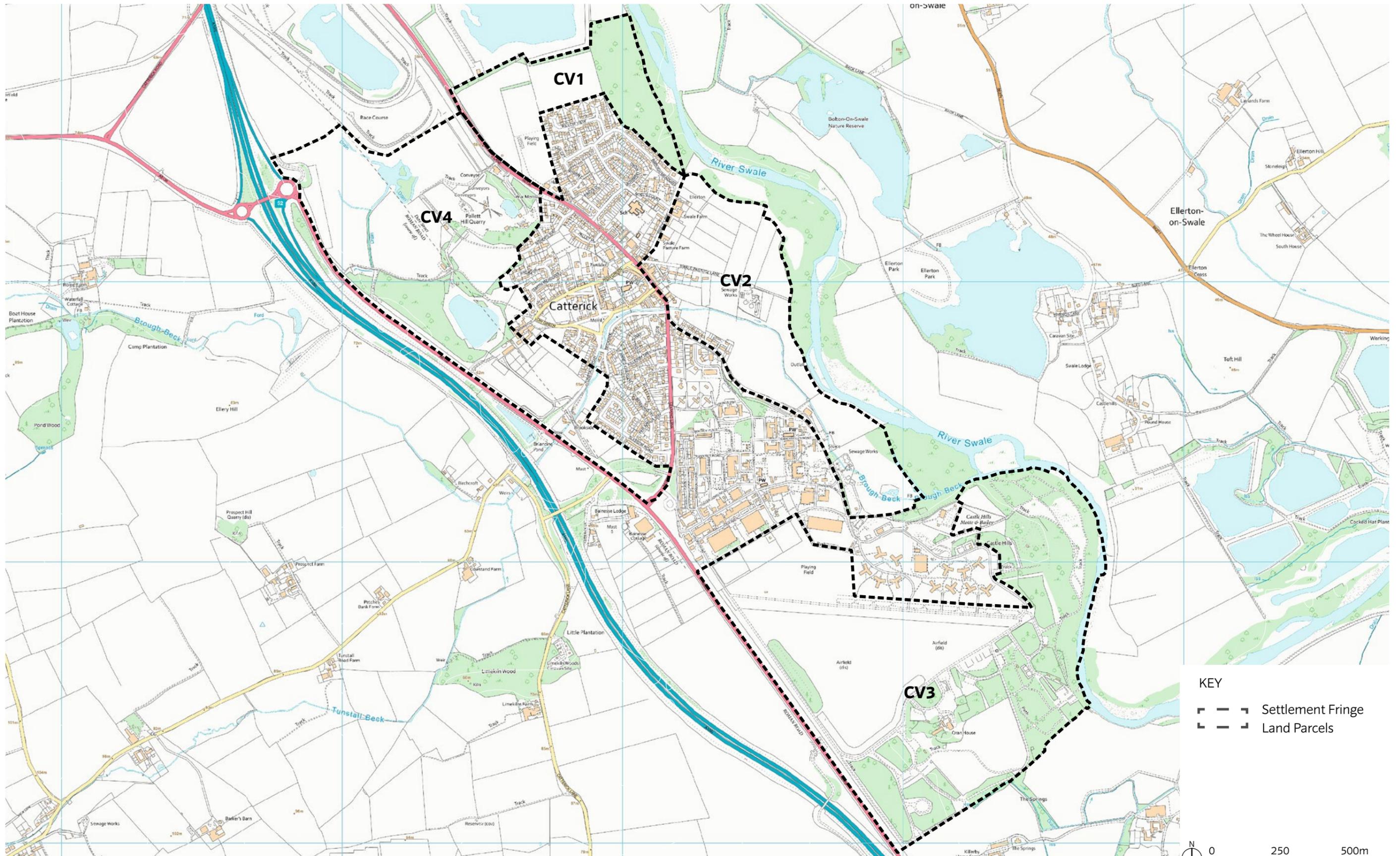
### Potential Development Scenario

2.7.3 Smaller residential development within all land parcels and military development within land parcel CV3.

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<sup>12</sup> See Volume 1 (Richmondshire Landscape Character Assessment)

<sup>13</sup> Note that land in military ownership to the south of Catterick is excluded from the assessment as unlikely to be developed for smaller residential development in the plan period



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## Landscape Sensitivity Assessment

### Land Parcel CV1

Criteria	Susceptibility
<b>Natural factors</b>	<p>The landform is low-lying and predominantly flat, very gradually rising to the south. This is an indistinct landform that is <b>less susceptible</b> to the development scenario.</p> <p>This is an agricultural and recreational landscape that bounds the north of the settlement. Scattered trees and shrubs enclose an informal green space in the east of the land parcel, along the east banks of the River Swale that is <b>more susceptible</b> to the development scenario. A strong, linear tree boundary along the north edge and roadside hedgerow to the west of the land parcel contribute to an enclosed local landscape. There is very little vegetation through the west and central part of the land parcel, comprising of boundary shrubs and trees to the recreational fields. The simple landcover pattern is <b>less susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>This land parcel comprises of recreational fields, informal green space and arable fields between the north settlement edge and extraction works that extend to the north and east. The recreation ground forms the west edge of the settlement. Built form on this settlement edge dates from the 1970s when rapid expansion of the village took place, and comprises predominantly small, detached bungalows along the that form a linear settlement edge and two-storey properties beyond. It is a relatively hard settlement edge, viewed against a backdrop of trees. Overall, these cultural factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This is a simple and peaceful landscape. It is a generally balanced, intimate landscape between developed areas. Adjacent land uses reduce levels of tranquillity in part. Overall, these perceptual/aesthetic factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>Changes in land use and management over time, including settlement expansion to the north of the village and excavation of the quarry site to the north have resulted in fragmentation of vegetation and alteration of enclosure pattern, which is <b>less susceptible</b> to the development scenario. Tree boundaries around the perimeter of the site and through the green space in the east is in generally good condition and contributes to the rural quality of this landscape, which is <b>more susceptible</b> to the development scenario.</p>
<b>General visibility</b>	<p>The land parcel is predominantly enclosed by tree boundaries and vegetation within green spaces along the River Swale that limits inward and outward views and is <b>less susceptible</b> to the development scenario. The existing settlement is conspicuous and influences this land parcel. The east of the land parcel has higher scenic quality associated with the scattered vegetation and river setting, which is locally distinctive and <b>more susceptible</b> to the development scenario.</p>
<b>Visual receptors</b>	<p>Residents and users of the recreation ground and green space to the east, experience rural views of the river landscape that are <b>more susceptible</b> to the development scenario. Receptors are generally limited to the locale due to the enclosed nature of the land parcel.</p>

<b>Landscape Value</b>	This is considered to be a landscape of overall low to moderate value due to the simple landscape that contains a small number of features worthy of conservation, including green space and vegetation in the east and boundary trees that contribute to filtered views that are <b>more susceptible</b> to the development scenario. It is a relatively common landscape that separates the settlement edge and extraction works to the north and is <b>less susceptible</b> to the development scenario. There is limited scenic value or strength of character.
<b>Visual Value</b>	There are no iconic, distinctive or particularly valued views associated with this land parcel.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in proximity to the settlement edge in the north of the land parcel, whilst maintaining valued green space. The management and enhancement of the existing vegetation structure would be beneficial in maintaining and contributing to a well-integrated settlement edge in line with key characteristics of the wider landscape.

2.7.4 Overall, the rural qualities, calm, generally intimate landscape character and natural value of the riverside landscape make this land parcel more susceptible in landscape and visual terms to development. The generally enclosed visual character and influence of the existing settlement edge reduce this in part. The overall landscape sensitivity of this land parcel is assessed as **medium** with **medium** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel CV2

Criteria	Susceptibility
<b>Natural factors</b>	<p>The land parcel forms the riverbank that gradually slopes up to the north-east edge of the settlement. The low-lying and indistinct landform is <b>less susceptible</b> to the development scenario.</p> <p>This is a predominantly agricultural landscape between the east settlement edge and River Swale. Brough Beck follows a sinuous, unvegetated course through the centre of the land parcel. Trees along the east and west banks of the River Swale and along much of the settlement edge enclose this land parcel. There are scattered shrubs and trees through the south of the land parcel. The north comprises of a regular, small-scale field pattern defined by linear hedgerow boundaries with occasional trees. The simple landcover pattern is <b>less susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>This is a predominantly agricultural landscape comprising of a well-defined historic field pattern in the north. Enclosure has been altered by settlement expansion and a dynamic river course to the south. Residential properties have extended east of the main settlement area, along lanes that form the perimeter and Swale Pasture Lane through the centre of the land parcel. These stand out in the pastoral landscape. Marne Barracks is a large military area to the south-west of the land parcel, which is generally screened by boundary vegetation. Overall, these cultural factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This is a peaceful and intimate rural landscape with limited intrusion from adjacent settlement. It is a calm landscape with strong sense of tranquillity particularly associated with the river corridor. Overall, these perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>This is a partly intact landscape, that has been locally influenced by settlement expansion to the south and east of Catterick. Field boundary hedgerows define a regular pattern in the north of the land parcel, which is in generally good condition and <b>more susceptible</b> to the development scenario. Vegetation on the riverbanks that form the east edge of the land parcel is in generally good condition and contributes to the rural qualities of this floodplain landscape, which is <b>more susceptible</b> to the development scenario. The land parcel has a strong rural character that is <b>more susceptible</b> to the development scenario.</p>
<b>General visibility</b>	<p>The land parcel is predominantly enclosed by riparian vegetation along the banks of the River Swale that form the east edge of the land parcel. Combined with the flat landform, the vegetation structure and settlement edge limits inward and outward views and the land parcel is <b>less susceptible</b> to the development scenario. The existing settlement is conspicuous and influences the north of this land parcel. The south of the land parcel has higher scenic quality associated with the scattered vegetation and river setting, which is <b>more susceptible</b> to the development scenario.</p>

<b>Visual receptors</b>	Residents and users of the various public footpaths and bridleways through and in proximity to the land parcel, experience rural views of the enclosed floodplain landscape and textured, rural settlement edge that are <b>more susceptible</b> to the development scenario. Receptors are generally limited to the locale due to surrounding vegetation.
<b>Landscape Value</b>	This is considered a landscape of overall moderate value due to the legibility and generally good condition of the landscape features worthy of conservation, including riparian vegetation to the east and intact field pattern in the north that are <b>more susceptible</b> to the development scenario. It is a locally distinct landscape that forms the rural edge to the settlement and has natural value that is <b>more susceptible</b> to the development scenario. There is some scenic value or strength of character.
<b>Visual Value</b>	There are no iconic, distinctive or particularly valued views associated with this land parcel.
<b>Mitigation potential</b>	There is limited potential to mitigate the type and scale of change associated with the development scenario in proximity to the settlement edge in the north of the land parcel, whilst maintaining the rural qualities of the land parcel.

2.7.5 Overall, the rural qualities, peaceful, intimate landscape character and partly intact landscape features including field boundary and riparian vegetation make this land parcel more susceptible in landscape and visual terms to development. The generally enclosed visual character and influence of the existing settlement edge reduce this in part. The overall landscape sensitivity of this land parcel is assessed as **medium** with **medium** capacity to accommodate the development scenario without compromising landscape character.

### Land Parcel CV3

Criteria	Susceptibility
<b>Natural factors</b>	<p>The landform is low-lying and predominantly flat, with a very gradual slope east through woodland towards the River Swale. It is a general indistinct landform that is <b>less susceptible</b> to the development scenario.</p> <p>Vegetation cover varies across the land parcel. The former airfield in the centre is a large open, grassland space with tree planting on bunds in the south and along the A1. There is substantial woodland cover through the south and east of the land parcel. The diverse and intimate landcover pattern is <b>more susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>The landscape is largely influenced by adjacent military land uses to the north including recently constructed accommodation blocks within the former airfield. Oran House is a 17<sup>th</sup> century house set within parkland and woodland planting in the south of the land parcel. Woodland planting has largely taken place since the mid-20<sup>th</sup> century and now encompasses the military airfield and barracks. The A1(M) forms the west edge of the land parcel, following the line of the line of the Roman Road. This is an altered landscape and overall, these cultural factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This is a diverse and generally calm landscape that is locally influenced by the military land uses. Woodland contributes to an intimate and more tranquil landscape that encompasses the military site, which is <b>more susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>The landscape has been noticeably altered by changes in land use and management over time and displays a fragmented landcover pattern that is <b>less susceptible</b> to the development scenario. However, the existing vegetation cover is in generally good condition that links through the landscape to the River Swale, is worthy of conservation and <b>more susceptible</b> to the development scenario.</p>
<b>General visibility</b>	<p>This varies through the land parcel. Woodland and roadside vegetation and bunds generally obscure inward and outward views into the land parcel from adjacent settlement and roads. Views across the former airfield are open, although largely contained within the land parcel and <b>less susceptible</b> to the development scenario. Woodland through the south and east of the parcel contributes to an overall enclosed visual character with limited inward and outward views that are <b>less susceptible</b> to the development scenario. The south and east of the land parcel has higher scenic quality associated with the woodland and river setting, which is <b>more susceptible</b> to the development scenario.</p>
<b>Visual receptors</b>	<p>There are limited visual receptors associated with this land parcel due to limited public access and surrounding vegetation that limits inward views. Residents of existing properties within the land parcel experience a range of views with a woodland backdrop that are <b>more susceptible</b> to the development scenario.</p>

<b>Landscape Value</b>	This is considered a landscape of overall moderate value due to the legibility and generally good condition of the landscape features worthy of conservation, including riparian vegetation to the east and woodland through much of the parcel that is <b>more susceptible</b> to the development scenario. It is a locally distinct landscape that forms the rural southern edge to Catterick Village and has natural value that is <b>more susceptible</b> to the development scenario. There is some scenic value or strength of character. There are a number of historic features that have been retained and incorporated within the altered landscape and are <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic, distinctive or particularly valued views associated with this land parcel.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in the north of the land parcel, in close proximity to the existing military buildings. The management and enhancement of the existing vegetation structure would be beneficial in maintaining and contributing to a well-integrated settlement edge in line with key characteristics of the wider landscape.

2.7.6 Overall, the rural qualities of the landscape, particularly woodland and intimate landscape character along the river corridor make this land parcel more susceptible in landscape and visual terms to development. The generally enclosed visual character and influence of the existing military land uses reduce this in part. The overall landscape sensitivity of this land parcel is assessed as **medium** with **medium** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel CV4

Criteria	Susceptibility
<p><b>Natural factors</b></p>	<p>The landform is low-lying and predominantly flat. It has been locally altered by quarry works and alterations to the A1 including road bunds that enclose the north of the land parcel. It is generally an indistinct landform that is <b>less susceptible</b> to the development scenario.</p> <p>Vegetation cover varies across the land parcel. The north is a simple, pastoral landscape with little vegetation cover. Tree shelterbelts partially enclose the quarry works on the north-west edge of Catterick Village. There is substantial tree and shrub cover around a lake between the settlement edge and the A1 slip road. South of this the vegetation cover reduces and paddocks are defined by fencing. Trees bound properties and the settlement edge in places. The diverse and often intimate landcover pattern is <b>more susceptible</b> to the development scenario.</p>
<p><b>Cultural factors</b></p>	<p>This is a predominantly agricultural landscape with quarry works on the north edge of Catterick in the east of the land parcel. Piecemeal settlement expansion to the south and west of Catterick has resulted in a generally textured, indented settlement edge with variety of property types. It is a diverse landscape that has been altered by residential development to the east and construction of the A1(M) to the west. Overall, these cultural factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<p><b>Perceptual/aesthetic factors</b></p>	<p>This is a diverse and generally calm landscape that has been altered by settlement expansion. Quarry works and the A1(M) reduce tranquillity within the land parcel. Overall, these perceptual/aesthetic factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<p><b>Landscape quality/condition</b></p>	<p>The landscape has been noticeably altered by changes in land use and management over time and displays a fragmented landcover pattern that is <b>less susceptible</b> to the development scenario. However, the existing vegetation cover is in generally good condition that is worthy of conservation and <b>more susceptible</b> to the development scenario. There are some rural qualities associated with the land cover.</p>
<p><b>General visibility</b></p>	<p>This varies through the land parcel. Boundary vegetation and road bunds generally obscure inward and outward views into the land parcel from adjacent settlement and roads. Views across the north of the land parcel and more open and extensive, and <b>more susceptible</b> to the development scenario. Vegetation structure through the south of the parcel contributes to a more enclosed visual character with limited inward and outward views that is <b>less susceptible</b> to the development scenario. There is limited scenic quality associated with the land parcel due to intrusive land uses and the land parcel is <b>less susceptible</b> to the development scenario.</p>
<p><b>Visual receptors</b></p>	<p>There are limited visual receptors associated with this land parcel. There is a public footpath along the north-east edge of the land parcel, from which users experience extensive views to the north and views enclosed by vegetation to the south and west into the land parcel that are <b>more susceptible</b> to the development scenario. Residents on the settlement edge experience enclosed views of the adjacent fields within the land parcel and settlement edge due to surrounding vegetation, which are <b>less susceptible</b> to the development scenario.</p>

<b>Landscape Value</b>	This is considered a landscape of overall low to moderate value due to the discordant character created by the variety of land uses that are occasionally intrusive, which is <b>less susceptible</b> to the development scenario. The landscape that contains some features worthy of conservation, including woodland and shelterbelts that contribute to natural value and integrated settlement edge that are <b>more susceptible</b> to the development scenario. It is an indistinct landscape between the A1(M) and the settlement edge that is <b>less susceptible</b> to the development scenario. There is limited scenic value or strength of character.
<b>Visual Value</b>	There are no iconic, distinctive or particularly valued views associated with this land parcel.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in proximity to the settlement edge, whilst maintaining valued green space that contributes to the Conservation Area. The management and enhancement of the existing vegetation structure would be beneficial in maintaining and contributing to a well-integrated settlement edge in line with key characteristics of the wider landscape.

2.7.7 Overall, the limited value, discordant landcover with occasional features of value, together with the indistinct landform and occasionally visible settlement edge make this land parcel less susceptible in landscape and visual terms to development. Woodland and shelterbelts that enclose views and contribute to the natural value and rural village setting are more susceptible. The overall landscape sensitivity of this land parcel is assessed as **medium to low** with **medium to high** capacity to accommodate the development scenario without compromising landscape character.

### Summary

2.7.8 The key findings of the landscape sensitivity assessment of land parcels around the fringes of Catterick Village are summarised in the table below. The table also summarises the potential landscape capacity of the land parcels to accommodate the type and scale of development set out in the potential development scenario.

Land Parcel	Landscape Sensitivity	Landscape Capacity
1	Medium	Medium
2	Medium	Medium
3	Medium	Medium
4	Medium to low	Medium to high

2.7.9 Overall, the land parcels around the fringes of Catterick Village are assessed as being of generally **medium** sensitivity with **medium** capacity to accommodate the potential development scenario without compromising landscape character.

## 2.8 Barton

### Landscape classification

2.8.1 The landscape context for the settlement of Barton is provided by the following LLCTs and LCAs<sup>14</sup>:

- F - Vale LLCT/F3 Barton and North Cowton Vale LCA

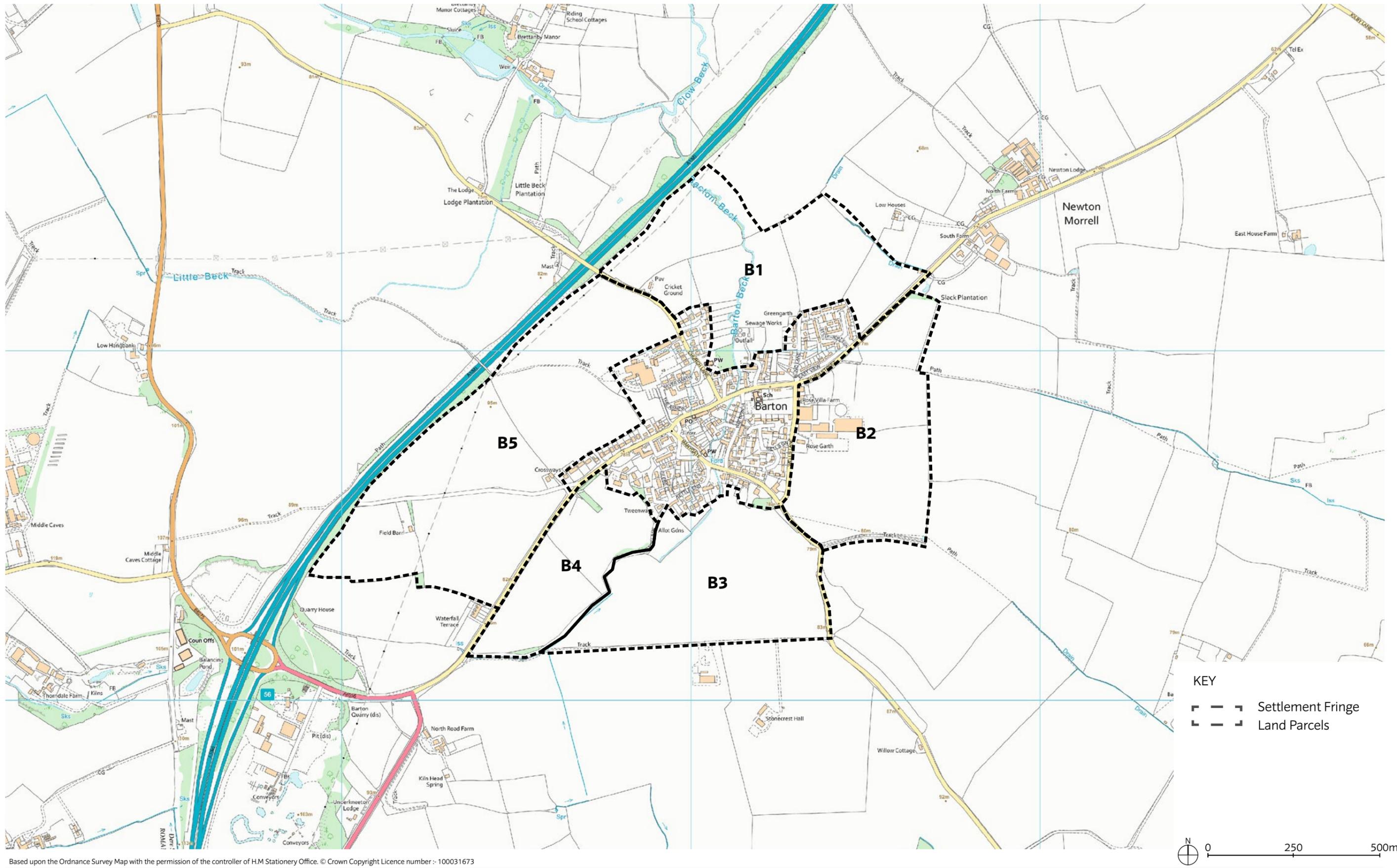
2.8.2 Based on GIS analysis and field survey, the above landscape types/character areas around the fringes of the settlement have been sub-divided into five land parcels as shown on **Figure 2.9**.

### Potential Development Scenario

2.8.3 Smaller residential development.

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<sup>14</sup> See Volume 1 (Richmondshire Landscape Character Assessment)



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## Landscape Sensitivity Assessment

### Land Parcel B1

Criteria	Susceptibility
<b>Natural factors</b>	<p>The landform is low-lying and predominantly flat, with gentle undulations where it slopes down to Barton Beck, which flows through the centre of the land parcel. The landform is relatively indistinct and <b>less susceptible</b> to the development scenario.</p> <p>Barton Beck is defined by a sinuous line of trees and shrubs that link between roadside vegetation beside the A1(M) in the north and tree boundary vegetation around the settlement edge in the south of the land parcel. This is an agricultural landscape with generally sparse vegetation cover and simple enclosure pattern that is <b>less susceptible</b> to the development scenario. Field boundaries are formed of low hedgerows with supplementary fencing and scattered trees. A more intricate, small-scale enclosure pattern is defined by tree boundaries in proximity to the settlement edge, which is more susceptible to the development proposal.</p>
<b>Cultural factors</b>	<p>This is an agricultural landscape that extends north of the settlement. Piecemeal expansion has taken place to the north of the settlement and a variety of property types and development form is present to the south of the land parcel. There is cricket pitch and pavilion within the land parcel, north of properties on Church Lane/Church Meadow. Vegetation around the settlement edge in the south-west of the land parcel creates to a textured settlement edge that is generally well-integrated. The settlement edges to the south-east are more exposed. Overall, these cultural factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This is a discordant and fragmented landscape. It is an essentially calm landscape with moderate levels of tranquillity that are locally interrupted by traffic on the A1(M) to the north. Overall, these perceptual/aesthetic factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>Due to the diversity of land uses within and in proximity to this land parcel, it is a landscape of varying condition. There are a small number of intact landscape features including vegetation along the brook and occasional field boundaries with trees that are in generally good condition and <b>more susceptible</b> to the development scenario. Settlement expansion has altered the overall enclosure pattern and resulted in removal of vegetation features. The settlement edge is exposed in part, although much of the edge retains a rural, textured character that is <b>more susceptible</b> to the development scenario.</p>

<b>General visibility</b>	This varies through the land parcel due to variation in land use/cover. Built form and vegetation create smaller scale, contained landscape in places that is <b>less susceptible</b> to the development scenario. more open, extensive views are experienced across the east of the land parcel and there is greater intervisibility with adjacent landscape, which is <b>more susceptible</b> to the development scenario. Properties on the east settlement edge form a developed skyline experienced on the approach to the village, which is <b>less susceptible</b> to the development scenario. Undeveloped skylines to the north are <b>more susceptible</b> to the development scenario. There is some scenic value attached to this rural landscape.
<b>Visual receptors</b>	These include local residents, users of the cricket ground and visitors to the church and churchyard, who experience a variety of open and enclosed views of the rural landscape and are <b>more susceptible</b> to the development scenario. There are no public rights of way within the land parcel. Users of nearby public rights of way often experience wide views across the open landscape that are <b>more susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered a varied landscape of moderate value due the generally good condition and legibility of landscape features in the west of the land parcel that are <b>more susceptible</b> to the development scenario. The west of the land parcel contributes to the rural setting of the church and settlement edge, that is <b>more susceptible</b> to the development scenario. The east of the land parcel is less distinct and has limited natural value and time depth, which is <b>less susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic, distinctive or particularly valued views associated with this land parcel.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in proximity to the settlement edge, whilst maintaining valued green space and rural qualities of the settlement. The management and enhancement of the existing vegetation structure would be beneficial in maintaining and contributing to a well-integrated settlement edge in line with key characteristics of the wider landscape.

2.8.4 Overall, the moderate value and partly intact landscape features including riparian vegetation along Barton Brook, together with the generally well-integrated settlement edge make this land parcel more susceptible in landscape and visual terms to development. The indistinct landform and exposed east settlement edge reduce the susceptibility in part. The overall landscape sensitivity of this land parcel is assessed as **medium** with **medium** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel B2

Criteria	Susceptibility
<b>Natural factors</b>	<p>The landform is low-lying and generally flat with a slight slope down from the south towards Rose Villa Farm. The landform is relatively indistinct and <b>less susceptible</b> to the development scenario.</p> <p>This is an agricultural landscape comprising of large, open fields with very little vegetation cover. Field boundaries are defined by low hedgerows with very few trees. The southern edge of the parcel is defined by a line of trees. There is a small field on Silver Street that is encompassed by mature hedgerow with trees and there are two small groups of trees further north along the north edge of the parcel. The land parcel forms part of the wider, sparsely vegetated landscape with simple enclosure pattern, which is <b>less susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>This is an agricultural landscape that extends south-east of the settlement. Large, arable fields encompass a large cluster of farm buildings including large, corrugated barns that stand out in the open landscape. Properties on Wells Lane form a hard, visible settlement edge. Overall, these cultural factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This is simple, rural landscape. It is generally balanced, with localised intrusion from farm workings. Overall, these perceptual/aesthetic factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>This is a simple landscape that has been altered by changes in land use and intensification of agriculture. It is a fragmented landscape with few landscape features worthy of conservation, which is <b>less susceptible</b> to the development scenario. Tree and hedgerow boundaries are in generally moderate condition and contribute in part to the rural approach to the settlement, which is <b>more susceptible</b> to the development scenario.</p>
<b>General visibility</b>	<p>This is an open, locally exposed landscape with extensive inward and outward views that are <b>more susceptible</b> to the development scenario. The farm buildings and south-east settlement edge are conspicuous and contribute to a developed skyline that is <b>less susceptible</b> to the development scenario. There is some scenic value attached to this rural landscape.</p>
<b>Visual receptors</b>	<p>There are public footpaths through the north and south of the land parcel, from which users experience open views across the land parcel and adjacent landscape that are <b>more susceptible</b> to the development scenario. Nearby residents experience similarly open views and are <b>more susceptible</b> to the development scenario.</p>
<b>Landscape Value</b>	<p>This is considered a simple landscape of limited value due to it containing few features worthy of conservation and having limited time depth due to land use and management changes over time. It is a common, indistinguishable landscape that is <b>less susceptible</b> to the development scenario. Tree and hedgerow boundaries in the south of the land parcel contribute to the natural value and is <b>more susceptible</b> to the development scenario.</p>
<b>Visual Value</b>	<p>There are no iconic, distinctive or particularly valued views associated with this land parcel.</p>

<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in proximity to the settlement edge, whilst maintaining the rural qualities of the settlement. The management and enhancement of the existing vegetation structure would be beneficial in maintaining and contributing to a well-integrated settlement edge in line with key characteristics of the wider landscape.
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2.8.5 Overall, the limited value, indistinct landform and landcover with few noteworthy features, together with the conspicuous agricultural buildings and settlement edge make this land parcel less susceptible in landscape and visual terms to development. Extensive views of the rural landscape are more susceptible. The overall landscape sensitivity of this land parcel is assessed as **medium to low** with **medium to high** capacity to accommodate the development scenario without compromising landscape character.

### Land Parcel B3

Criteria	Susceptibility
<b>Natural factors</b>	<p>The landform is low-lying and predominantly flat, with a gentle slope down to Waterfall Beck and the edge of the settlement in the north of the land parcel. The landform is relatively indistinct and <b>less susceptible</b> to the development scenario.</p> <p>Trees follow the sinuous course of Waterfall Beck around the settlement edge and west edge of the land parcel. This is an agricultural landscape comprising of a single, large, exposed arable field with very limited vegetation. Hedgerows form the north, east and west boundaries of this land parcel. Groups of trees form part of the settlement edge to the north of the land parcel. This is a large-scale, simple landscape that is <b>less susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>This is an agricultural landscape that extends south of the settlement. There is no built form within the land parcel. The settlement edge has experienced little change over time and is generally well-integrated by surrounding trees and pockets of green space. Overall, these cultural factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This is a simple and balanced landscape. It is a calm and relatively tranquil, arable landscape. Overall, these perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>This is a simple landscape with mature and generally well-maintained hedgerow boundaries with trees. Enclosure patterns have been altered over time by changes in land use and intensification of agriculture. However, boundary vegetation is generally intact and in good condition, and <b>more susceptible</b> to the development scenario. The country lanes and nestled built form contribute to the strong rural character of the settlement edge, which is <b>more susceptible</b> to the development scenario.</p>
<b>General visibility</b>	<p>Views through this land parcel are generally open and there are extensive inward and outward views with strong intervisibility with adjacent landscape, which are <b>more susceptible</b> to the development scenario. More intimate and enclosed views are experienced in proximity to the settlement edge due to allotment and riparian vegetation. The village appears nestled amongst the surrounding vegetation and skylines are generally undeveloped and <b>more susceptible</b> to the development scenario. Large silos in land parcel B5 are conspicuous and break the skyline in views north. There is some scenic value attached to this rural landscape.</p>
<b>Visual receptors</b>	<p>These include local residents and users of nearby footpaths who experience open, often extensive views of the rural landscape and are <b>more susceptible</b> to the development scenario. Views of residents are often filtered by surrounding vegetation.</p>
<b>Landscape Value</b>	<p>This is considered a simple landscape of moderate value due to the contribution of vegetation along the field boundaries and settlement edge to the character of the settlement edge and the time depth associated with this that is <b>more susceptible</b> to the development scenario. It is not a distinct landscape and has limited natural and recreational value that is <b>less susceptible</b> to the development scenario.</p>

<b>Visual Value</b>	There are no iconic, distinctive or particularly valued views associated with this land parcel.
<b>Mitigation potential</b>	There is limited potential to mitigate the type and scale of change associated with the development scenario in proximity to the settlement edge, due to the exposed landscape and well-integrated historic settlement edge.

2.8.6 Overall, the rural qualities, partly intact landscape features including field and settlement boundary vegetation, together with the generally well-integrated settlement edge and undeveloped skylines make this land parcel more susceptible in landscape and visual terms to development. The overall landscape sensitivity of this land parcel is assessed as **medium to high** with **medium to low** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel B4

Criteria	Susceptibility
<b>Natural factors</b>	<p>The landform is low-lying and generally flat, with a slight southwest-northwest slope down toward the settlement edge, which is <b>less susceptible</b> to the development scenario.</p> <p>The land parcel comprises an agricultural landscape including pasture across former parkland in the north. A variety of parkland and boundary trees are dispersed through the northern part of the land parcel and create an intimate landcover pattern that is more susceptible to the development scenario. The southern part of the land parcel is bounded by hedgerow with a small clump of trees forming the southeast boundary with Back Lane. The simple landcover and enclosure pattern is <b>less susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>This is an agricultural landscape that extends south-west of the settlement. Modern expansion of the settlement has resulted in infill of green space to the north of the land parcel, which has impinged on the parkland landscape in part. There is no built form within the land parcel and the settlement edge is generally well-integrated by boundary tree vegetation and scattered trees in the north of the land parcel. Overall, these cultural factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This land parcel is a relatively intimate and rural landscape of parkland pasture in the north. It is a balanced and predominantly tranquil landscape. Overall, these perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>The northern field of this land parcel is remnant of former parkland that once formed the south-west of the village. Whilst it is now separate from the Hall, due to recent expansion of the settlement, it contributes to the historical and rural qualities of the village and is <b>more susceptible</b> to the development scenario. Vegetation throughout the land parcel is in generally good condition and has a legible structure that contributes to the sense of place, that is <b>more susceptible</b> to the development scenario.</p>
<b>General visibility</b>	<p>Views vary through the land parcel. They are more enclosed in the north by scattered parkland vegetation that filters inward and outward views. There is greater intervisibility between the south and adjacent landscape including land parcel B5 to the north and west, which is <b>more susceptible</b> to the development scenario. Properties on the south-west settlement edge are generally well-integrated and skylines are undeveloped and <b>more susceptible</b> to the development scenario. There is some scenic value attached to this rural landscape, particularly the nestled village setting that is <b>more susceptible</b> to the development scenario.</p>
<b>Visual receptors</b>	<p>There are no public rights of way within or in proximity to the land parcel. Road users approaching the village experience views into the land parcel over the hedgerow that are <b>less susceptible</b> to the development scenario. Residents experience generally contained views of their immediate setting, which are <b>less susceptible</b> to the development scenario.</p>

<b>Landscape Value</b>	This is considered a relatively simple landscape of moderate value due to the generally good condition and legibility of landscape features in the north of the land parcel that are <b>more susceptible</b> to the development scenario. The west of the land parcel contributes to the approach and rural setting of the settlement edge, that is <b>more susceptible</b> to the development scenario. The south of the land parcel is less distinct and has limited natural value and time depth, which is <b>less susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic, distinctive or particularly valued views associated with this land parcel.
<b>Mitigation potential</b>	There is limited potential to mitigate the type and scale of change associated with the development scenario in this land parcel due to the intricate, partly intact landscape that forms the approach to the rural settlement.

2.8.7 Overall, the rural qualities, partly intact landscape features including parkland trees and hedgerow boundaries, together with the generally well-integrated settlement edge and contribution to the rural approach and setting of the settlement make this land parcel more susceptible in landscape and visual terms to development. The overall landscape sensitivity of this land parcel is assessed as **medium to high** with **medium to low** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel B5

Criteria	Susceptibility
<b>Natural factors</b>	<p>The land parcel comprises of a low-lying, rolling landform, which gently slopes down from the north towards the edge of the village before rising gently to the south. It is a generally indistinct landform that is <b>less susceptible</b> to the development scenario.</p> <p>This is an agricultural landscape of large, open arable fields with simple vegetation structure that is <b>less susceptible</b> to the development scenario. The large fields are defined by hedgerow boundaries with occasional trees. There are small tree clumps towards the south of the parcel forming shelterbelts in proximity to an isolated property. Tree belts form part of the land parcel boundary with the A1(M) to the west and there are occasional edge and tree boundaries to properties along Silver Street in the east of the land parcel.</p>
<b>Cultural factors</b>	<p>This is an exposed agricultural landscape that extends east of the settlement. There is a single property enclosed by trees and hedges in the south-west of the land parcel. A small group of terraced properties are detached from the village on the south edge of the land parcel. A line of detached bungalows extends south-west of the village along Silver Street, with two larger properties forming the southern village extent. These form a locally conspicuous settlement edge on the east edge of the land parcel. The number and size of farm buildings has increased over time and it is a dominant feature in the north of the land parcel. Overall, these cultural factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This is a generally balanced agricultural landscape that visually links with the wider, large-scale landscape north and south of the land parcel. It is a predominantly unified and simple landscape with moderate levels of tranquillity that are locally interrupted by vehicles on the A1(M) to the north. Overall, these perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>This is a simple landscape that has been altered by changes in land use and management, including creation of the A1(M) to the north, intensification of agriculture and village expansion. It is a fragmented landscape with few intact landscape features worthy of conservation, which is <b>less susceptible</b> to the development scenario. The limited hedgerow and tree vegetation is in generally good condition and is <b>more susceptible</b> to the development scenario. The rural quality of the landscape is limited.</p>
<b>General visibility</b>	<p>Views are predominantly open and extensive across this land parcel, with strong intervisibility with the landscape north of the A1(M). The settlement edge is visible in part and along with the large farm buildings and road cutting that are visual detractors in this landscape, make this land parcel <b>less susceptible</b> to the development scenario. Undeveloped skylines are generally <b>more susceptible</b> to the development scenario, particularly extensive views to the north. Occasional detracting features and few distinctive features reduce the scenic quality of this rural landscape, which is <b>less susceptible</b> to the development scenario.</p>

<b>Visual receptors</b>	Users of the public bridleway through the land parcel experience extensive views of the open, large-scale rural landscape, which are <b>more susceptible</b> to the development scenario. Residents adjacent to the land parcel experience open views of the rolling landscape that are <b>more susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered a simple landscape of low to moderate value due to it containing few features worthy of conservation and having limited time depth due to land use and management changes over time. It is a common, indistinct local landscape that is <b>less susceptible</b> to the development scenario. The rolling slopes provide the rural backdrop to the rural settlement, which is <b>more susceptible</b> to the development scenario. Tree and hedgerow boundaries provide limited natural value and is <b>less susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic, distinctive or particularly valued views associated with this land parcel.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in proximity to the settlement edge, whilst maintaining the rural qualities of the settlement. The management and enhancement of the existing vegetation structure would be beneficial in maintaining and contributing to a well-integrated settlement edge in line with key characteristics of the wider landscape.

2.8.8 Overall, the limited value, simple landcover pattern with few noteworthy features, together with the conspicuous agricultural buildings and settlement edge make this land parcel less susceptible in landscape and visual terms to development. Extensive views of the rural landscape and the contribution of the rolling landform to the rural setting of the village are more susceptible. The overall landscape sensitivity of this land parcel is assessed as **medium to low** with **medium to high** capacity to accommodate the development scenario without compromising landscape character.

### Summary

2.8.9 The key findings of the landscape sensitivity assessment of land parcels around the fringes of Barton are summarised in the table below. The table also summarises the potential landscape capacity of the land parcels to accommodate the type and scale of development set out in the potential development scenario.

Land Parcel	Landscape Sensitivity	Landscape Capacity
1	Medium	Medium
2	Medium to low	Medium to high
3	Medium to high	Medium to low
4	Medium to high	Medium to low
5	Medium to low	Medium to high

2.8.10 Overall, the land parcels around the fringes of Barton are assessed as being of generally **medium** sensitivity with **medium** capacity to accommodate the potential development scenario without compromising landscape character.

## 2.9 Melsonby

### Landscape classification

2.9.1 The landscape context for the settlement of Melsonby is provided by the following LLCTs and LCAs<sup>15</sup>:

- B - Moors Fringe LLCT/B4 Melsonby Fringe LCA

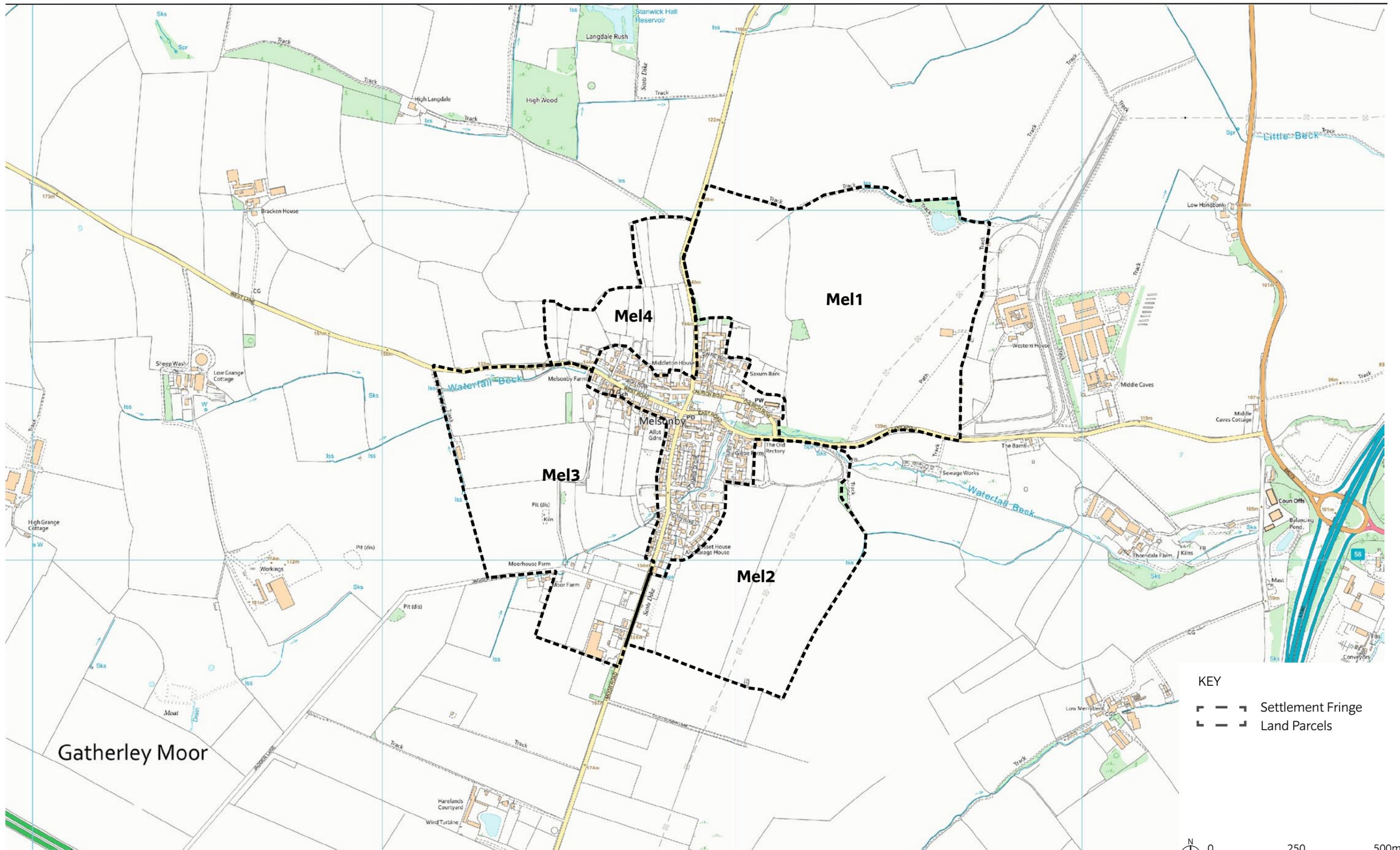
2.9.2 Based on GIS analysis and field survey, the above landscape types/character areas around the fringes of the settlement have been sub-divided into four land parcels as shown on **Figure 2.10**.

### Potential Development Scenario

2.9.3 Smaller residential development.

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<sup>15</sup> See Volume 1 (Richmondshire Landscape Character Assessment)



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## Landscape Sensitivity Assessment

### Land Parcel Mel1

Criteria	Susceptibility
<b>Natural factors</b>	<p>Rolling landform slopes northeast, away from the settlement edge from approximately 145m-120m AOD. The moderate slopes are locally prominent and <b>more susceptible</b> to the development scenario.</p> <p>This is a predominantly agricultural landscape with varied vegetation structure including tree clumps and shelterbelts in the north and west of the parcel, hedgerows bounding the large fields in the east and occasional individual field trees. Hedgerow and tree boundaries form a smaller scale, more intimate enclosure pattern in the south of the parcel, which is <b>more susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>This is an agricultural landscape with a small-scale, enclosed field pattern forming the immediate settlement fringe and larger fields extending east and north across the slopes. Settlement expansion has taken place on the north edge of the village, extending built form further north and downslope along Ladywell Bank and altering the field enclosure pattern. The settlement edge is generally well-integrated by vegetation. There is a single barn that stands out on the east edge of the land parcel. Overall, these cultural factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This is a relatively simple and calm rural landscape that has strong levels of tranquillity associated with the exposed character of the slopes and wide vale landscape to the north. Pylons are conspicuous features in the east of the land parcel but do not detract from the rural qualities of the settlement edge. Overall, these perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>The landscape has been subject to recent land use changes and the land pattern has been altered with occasional remnant enclosure features. Partly intact hedgerows and tree boundaries in the south-west of the land parcel are more susceptible to the development scenario. The boundaries and scattered tree clumps are in generally good condition and contribute to the rural quality of this land parcel. Links through the landscape have become fragmented in places and are <b>less susceptible</b> to the development scenario.</p>
<b>General visibility</b>	<p>The land parcel forms the open, transitional slopes to the Vale, from which there are expansive views across the Vale landscape and beyond to the rising landform of the North Yorkshire Moors. Views are of a largely undeveloped landscape, with scattered farms and large skies that are <b>more susceptible</b> to the development scenario. The parcel is perceived as open and often exposed, although the pattern becomes tighter in proximity to the settlement edge. The settlement edge is visible on the approach to the village. Built form is well-integrated by vegetation and the church is a prominent feature. There is high scenic quality associated with the land parcel and rural settlement edge that is <b>more susceptible</b> to the development scenario.</p>

<b>Visual receptors</b>	Users of the two public footpaths across the slopes in the east of the land parcel experience wide views of the rural landscape in which the settlement edge is nestled, which are <b>more susceptible</b> to the development scenario. Residents of properties in proximity to the land parcel experience filtered views of the rural landscape with some wide views of the vale, which are <b>more susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered to be a landscape of overall moderate value due to the generally simple landscape that contains a small number of features worthy of conservation, including trees around the churchyard and settlement edge and remnant trees and hedgerow in the north-west of the land parcel, which are <b>more susceptible</b> to the development scenario. There is some time-depth related to the smaller field pattern and prominent church on the settlement edge, which is <b>more susceptible</b> to the development scenario. There is some natural value attached to the remnant vegetation linking along boundaries and the watercourse in the north of the land parcel. Vegetation is in generally good condition and is <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic, significant or valued views associated with this land parcel.  The Melsonby Conservation Area Appraisal identifies the approach to the village from the east, with the prominent church and nestled historic core and notes the discrete character of the village in views on the approach from the north.
<b>Mitigation potential</b>	There is limited potential to mitigate the type and scale of change associated with the development scenario in this land parcel without altering the discrete settlement edge and remnant enclosure and vegetation pattern.

2.9.4 Overall, the rural qualities, including remnant field pattern and vegetation structure forming a well-integrated settlement edge and prominent landform in extensive views, make this land parcel more susceptible in landscape and visual terms to development. The overall landscape sensitivity of this land parcel is assessed as **medium to high** with **limited** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel Mel2

Criteria	Susceptibility
<b>Natural factors</b>	<p>The land parcel comprises gently sloping landform, from approximately 159m AOD at the southern edge of the parcel to 135m AOD at East Road where Waterfall Beck flows to the east. Within this there is some local variation, including the hummock rising towards Glebe Farm on the northern edge of the land parcel, which forms a locally prominent, open slope at the east of the village that is <b>more susceptible</b> to the development scenario.</p> <p>This is an agricultural landscape with limited vegetation cover. Individual trees stand out as part of the field boundaries around the edge of the parcel. The northern field within the parcel is bounded in part by hedgerow and trees. There is a small clump of trees on the northeast edge of the land parcel. The simple landcover and field pattern is <b>less susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>Much of the recent settlement expansion of Melsonby has taken place to the south of the village along Moor Road, to the west of the land parcel. Most recent is the cul-de-sac development on Scots Dyke Close and at Glebe Court. This development and arable farming practices within this land parcel has resulted in much of the historical character being altered and the land parcel generally <b>less susceptible</b> to the development scenario. The historical enclosure pattern has been retained on the northern edge of the land parcel and contributes to the setting of Glebe Farm; with stone walls and field banks visible on the approach to the village and is <b>more susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This is a relatively sparse, simple and unified landscape that contributes to the rural setting of Melsonby. It is a generally tranquil landscape. Overall, the perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>Settlement expansion and changes in land use and management have resulted in removal of field boundaries, fragmented vegetation structure and an exposed landscape with few noteworthy features, which is <b>less susceptible</b> to the development scenario. Intact enclosure and historic landscape elements within proximity to Glebe Farm in the north of the land parcel are <b>more susceptible</b> to the development scenario.</p>
<b>General visibility</b>	<p>This is an open landscape across which wide and often long-distance views are experienced. Views are largely of an undeveloped landscape with large skies that are <b>more susceptible</b> to the development scenario. There is strong intervisibility with surrounding landscapes. The settlement edge is exposed in part. Vegetation provides screening of properties in the north of the land parcel. There is some scenic quality associated with the open views across the land parcel as part of the exposed wider landscape, which is <b>more susceptible</b> to the development scenario.</p>

<b>Visual receptors</b>	There are limited visual receptors associated with this land parcel. Users of the footpath between Low Merrybent and the east of Melsonby experience open views across the rural landscape and the settlement edge, which are <b>more susceptible</b> to the development scenario. Residents of properties on the edge of the land parcel experience open and filtered views across the surrounding rural landscape, which are <b>more susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered a landscape of moderate to low value. It is a simple landscape with a generally indistinctive pattern and features that are <b>less susceptible</b> to the development scenario. The historic enclosure pattern and vegetation in the north are <b>more susceptible</b> to the development scenario. There is limited natural value and time depth attached to vegetation in the north of the parcel.
<b>Visual Value</b>	There are no iconic, significant or particularly valued views associated with this land parcel.
<b>Mitigation potential</b>	There is limited potential to mitigate the type and scale of change associated with the development scenario in this land parcel due to the historic character of the village approach and open views across the land parcel. The management and enhancement of the existing vegetation structure within the land parcel would be beneficial in contributing to a well-integrated settlement edge and in line with key characteristics of the wider landscape.

2.9.5 Overall, the rural qualities of the landscape, including expansive open views and generally well-integrated settlement edge with historic enclosure pattern in the north, make this land parcel susceptible, in landscape and visual terms to the development scenario. The overall landscape sensitivity of this land parcel is assessed as **medium to high** with **limited** capacity to accommodate the development scenario without compromising landscape character.

### Land Parcel Mel3

Criteria	Susceptibility
<b>Natural factors</b>	<p>The landform is very gently sloping from approximately 160m-150m AOD giving an overall flat appearance with local undulations. It is an indistinctive landform that is <b>less susceptible</b> to the development scenario.</p> <p>Hedgerow field boundaries characterise the land parcel, particularly in the east of the land parcel. There is generally limited vegetation cover in the west of the parcel, which comprises of a hedgerow boundary along the west edge and individual field trees. Riparian trees along a local watercourse are distinctive at the northern edge of the land parcel. There is a distinctive, mature hedgerow and tree boundary that separates the east and west of the land parcel, where enclosure patterns alter. The more intimate field pattern and hedgerow structure in the east of the land parcel is <b>more susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>This is an agricultural landscape with limited built form. A cluster of residential properties, farm buildings, small-scale commercial premises are located in the south of the land parcel, outside of the main settlement. Individual properties have been constructed behind the row of properties along West Road, largely within the historic enclosure pattern. Small barns and sheds are scattered through the land parcel and are often enclosed by vegetation. There is variation in enclosure pattern across this land parcel. Strip fields are characteristic of the settlement fringe and have experienced limited recent alteration. Residential properties along Moor Road have resulted in localised change but the overall pattern is intact. Overall, these cultural factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This is a generally balanced and calm landscape that contributes to the rural setting of Melsonby. It is tranquil landscape with some localised intrusion from small-scale commercial land use in the south. Overall, the perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>The east of the land parcel comprises of a partially intact landscape of strip fields with hedgerow boundaries of varying condition due to localised land uses including pasture, allotments, extended rear gardens and horse paddocks, which are <b>more susceptible</b> to the development scenario. The west of the land parcel has been altered by changes in land use and management that has resulted in removal of field boundaries and few noteworthy features within the parcel, which are <b>less susceptible</b> to the development scenario. Overall, the land parcel contributes to the locally distinctive landscape and strong rural character of Melsonby, which is <b>more susceptible</b> to the development scenario.</p>

<b>General visibility</b>	Visibility varies through the land parcel. The small-scale field pattern defined by hedgerow and tree boundaries creates an enclosed visual character in the east of the land parcel, with limited inward and outward views that is <b>less susceptible</b> to the development scenario. Views are more open across the west of the land parcel with more expansive views to the north and west. The existing settlement edge is generally obscured by the surrounding field boundary vegetation and views are of an undeveloped skyline that is <b>more susceptible</b> to the development scenario. There is some scenic value attached to this partly intact rural landscape.
<b>Visual receptors</b>	There is a public footpath through the centre of the land parcel, from which extensive views to the west are experienced that are <b>more susceptible</b> to the development scenario. Views to the east are generally screened by vegetation, with glimpses of the settlement edge. Residents of the properties on the edge of the village generally experience enclosed views of the adjacent rural landscape, which are <b>more susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered a landscape of moderate value due to the variation in landcover and condition of landscape elements. The historic strip field pattern and robust hedgerows in the east of the land parcel are in generally good condition and this distinctive local landscape is <b>more susceptible</b> to the development scenario. The west of the land parcel is comprised of a simpler landscape with few noteworthy features, which is <b>less susceptible</b> to the development scenario. The rural, historic setting of the village and natural value of this land parcel is <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic, significant or particularly valued views associated with this land parcel.  The Melsonby Conservation Area Appraisal identifies the enclosed character of views on the village approach from the west.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in proximity to the settlement on the west of the settlement, due to the distinctive historic field pattern that contributes to the rural setting of the village. The management and enhancement of the existing vegetation structure within the land parcel and landscape to the west would be beneficial in maintaining a well-integrated settlement edge and discrete settlement approach and in line with key characteristics of the wider landscape.

2.9.6 Overall, the rural qualities, including distinctive strip field pattern and vegetation structure forming a well-integrated settlement edge make this land parcel more susceptible in landscape and visual terms to development. The overall landscape sensitivity of this land parcel is assessed as **medium to high** with **limited** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel Mel4

Criteria	Susceptibility
<b>Natural factors</b>	<p>The landform gently slopes away from the village edge (approximately 155m AOD) north towards the Vale landscape. It is an indistinctive landscape that is <b>less susceptible</b> to the development scenario.</p> <p>Hedgerow field boundaries with hedgerow trees enclose predominantly linear, pastoral fields. There are occasional individual trees within the fields, small tree clumps at the corner of field boundaries and trees in proximity to the settlement edge associated with private gardens. Mature hedgerows form the roadside boundaries into the village. Tree cover reduces towards the north of the land parcel, as the field size begins to increase. The intimate landcover pattern is <b>more susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>The land parcel is predominantly characterised by strip field enclosure, that contributes to small-scale, occasionally intimate character. Whilst these are largely intact within this land parcel, there has been some changes to land use and, therefore, enclosure where field size has been expanded through boundary removal or sub-divided by fence boundaries to create paddocks and extensions to rear gardens. There has been little change to the overall settlement form on this edge over time. Individual dwellings and agricultural units have begun to push the settlement line further north but are generally contained by the field boundary vegetation that creates a textured and well-integrated settlement edge. Overall, these cultural factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This is a balanced, visually coherent rural landscape that has strong levels of tranquillity associated with the pastoral fields and textured settlement edge. Overall, these perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>This is a partly intact landscape with several historic hedgerow boundaries that are in generally good condition and are <b>more susceptible</b> to the development scenario. Some settlement expansion has taken place, but a strong rural character is maintained and is <b>more susceptible</b> to the development scenario. Hedgerows and trees are in generally good condition and worthy of conservation as part of the natural features that link through this land parcel.</p>
<b>General visibility</b>	<p>A generally enclosed visual character is established by the field boundary vegetation and pattern of strip fields. There are limited inward and outward views associated with this land parcel, which are <b>less susceptible</b> to the development scenario. The enclosure pattern contributes to a well-integrated settlement edge that is <b>more susceptible</b> to the development scenario. There is generally high scenic quality attached to the textured, rural settlement edge characteristic enclosure pattern that is <b>more susceptible</b> to the development scenario.</p>
<b>Visual receptors</b>	<p>Users of the footpaths experience a variety of rural views as they move through the local landscape, which are <b>more susceptible</b> to the development scenario. Residents on the edge of the land parcel experience a mixture of open and filtered views of the adjacent rural landscape with some long-distance views towards the vale, which are <b>more susceptible</b> to the development scenario.</p>

<b>Landscape Value</b>	This is considered a landscape of generally good condition, with well-maintained field boundaries, pasture and historic settlement form that is <b>more susceptible</b> to the development scenario. There is a sense of time-depth associated with the strip field enclosure pattern and filtered views of stone buildings and roadside walls at the entrance to the village and this is a locally distinctive landscape that is <b>more susceptible</b> to the development scenario. Vegetation is in generally good condition and contributes to the natural and scenic value of the land parcel as part of the village setting.
<b>Visual Value</b>	There are no iconic, significant or particularly valued views associated with this land parcel.  The Melsonby Conservation Area Appraisal identifies the discrete character of the village in views on the approach from the north.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in proximity to the settlement on the west of the settlement, due to the distinctive historic field pattern that contributes to the rural setting of the village. The management and enhancement of the existing vegetation structure within the land parcel and landscape to the west would be beneficial in maintaining a well-integrated settlement edge and discrete settlement approach and in line with key characteristics of the wider landscape.

2.9.7 Overall, the rural qualities, including distinctive field pattern and vegetation structure form a well-integrated settlement edge make this land parcel more susceptible in landscape and visual terms to development. The overall landscape sensitivity of this land parcel is assessed as **medium to high** with **limited** capacity to accommodate the development scenario without compromising landscape character.

### Summary

2.9.8 The key findings of the landscape sensitivity assessment of land parcels around the fringes of Melsonby are summarised in the table below. The table also summarises the potential landscape capacity of the land parcels to accommodate the type and scale of development set out in the potential development scenario.

Land Parcel	Landscape Sensitivity	Landscape Capacity
1	Medium to high	Limited
2	Medium to high	Limited
3	Medium to high	Limited
4	Medium to high	Limited

2.9.9 Overall, the land parcels around the fringes of Melsonby are assessed as being of generally **medium to high** sensitivity with **limited** capacity to accommodate the potential development scenario without compromising landscape character.

## 2.10 Middleton Tyas

### Landscape classification

2.10.1 The landscape context for the settlement of Middleton Tyas is provided by the following LLCTs and LCAs<sup>16</sup>:

- F – Vale LLCT/F4 Moulton Vale LCA

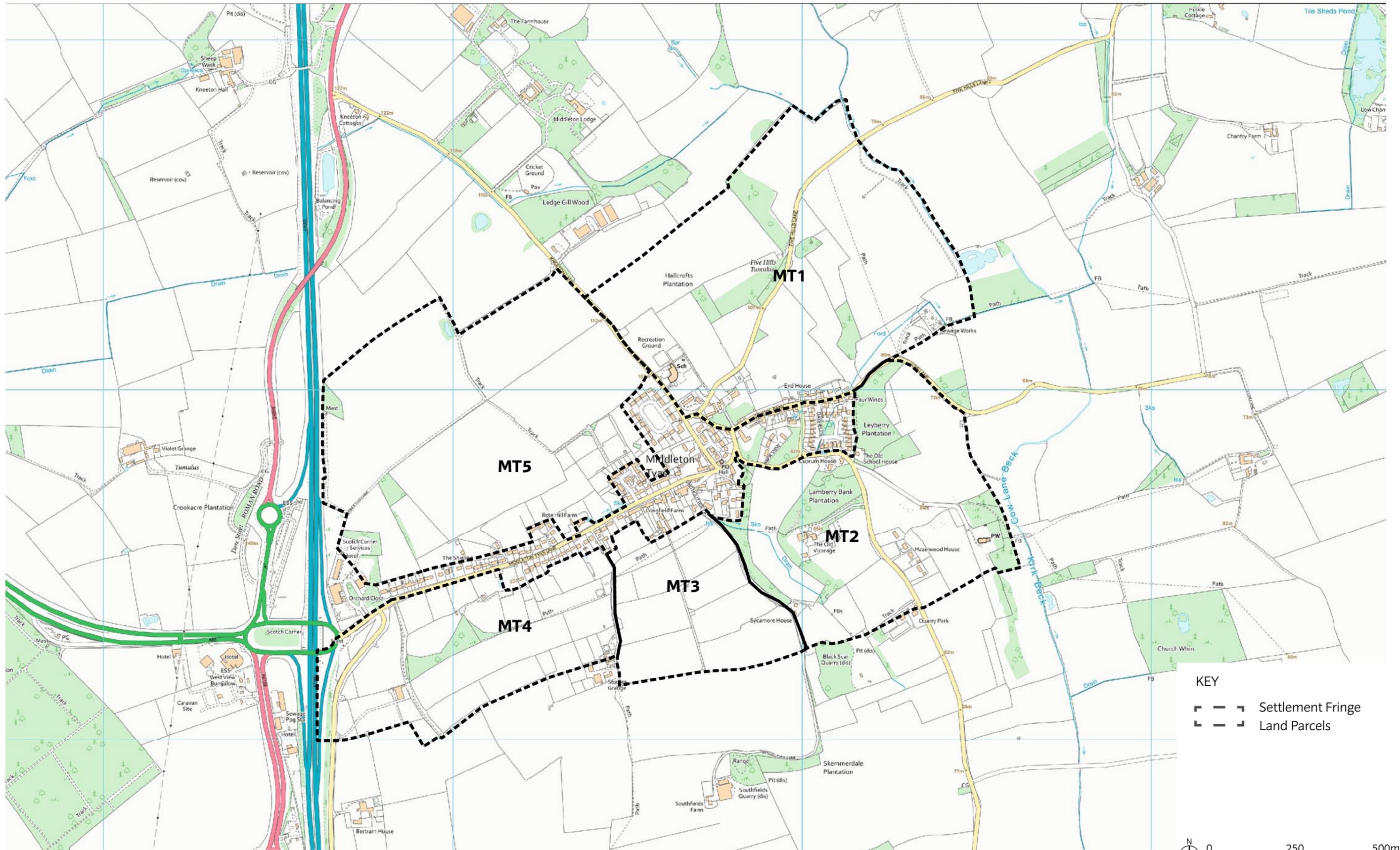
2.10.2 Based on GIS analysis and field survey, the above landscape types/character areas around the fringes of the settlement have been sub-divided into five land parcels as shown on **Figure 2.11**.

### Potential Development Scenario

2.10.3 Smaller residential development.

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<sup>16</sup> See Volume 1 (Richmondshire Landscape Character Assessment)



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## Landscape Sensitivity Assessment

### Land Parcel MT1

Criteria	Susceptibility
<b>Natural factors</b>	<p>The landform gently slopes north-east away from the settlement edge, down to Five Hills Beck. The upper slopes are more gradual and plateau at the settlement edge. It is a distinctive local landform that is <b>more susceptible</b> to the development scenario.</p> <p>Trees and shrubs form a robust boundary along Five Hills Beck along the east edge of the land parcel. A variety of vegetation is scattered through the land parcel. Much of the tree planting in this land parcel forms part of the designed landscape associated with Middleton Lodge to the north of Middleton Tyas. Woodland blocks and individual trees span the lower slopes in the centre of the land parcel. Trees become more dispersed towards the edge of the settlement on upper slopes. The complex vegetation pattern is <b>more susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>This is an agricultural landscape extending north-east of the settlement. It largely comprises a small-scale, tight field pattern of pastoral land around the edge of the settlement. Larger, arable fields extend north and east and form part of the remnant designed, parkland character. Middleton Tyas school is a modern building that forms part of the village edge associated with this land parcel, along with a variety of dwelling types along Five Hills Lane, School Bank and Cow Lane. The boundaries and layout of these form a relatively soft edge on the northeast of the settlement. Overall, these cultural factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This is an intricate and peaceful rural landscape. It is a balanced landscape with strong levels of tranquillity associated with the pastoral fields and textured settlement edge. Overall, these perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>This is a partly intact landscape with remnant enclosure in proximity to the settlement. Hedgerow and wall boundaries in generally good condition are <b>more susceptible</b> to the development scenario. The landscape has been altered over time, including localised settlement expansion to the north and planting of woodland through the land parcel. Woodland and scattered trees frame the agricultural fields and contribute to a strong sense of place and natural qualities of the landscape that are <b>more susceptible</b> to the development scenario.</p>
<b>General visibility</b>	<p>The land parcel forms part of the open vale landscape that the settlement is nestled within. There are extensive views over low hedgerows and walls, of undeveloped skylines from parts of the land parcel that are <b>more susceptible</b> to the development scenario. The varied landcover contributes to local enclosure of views. There is high scenic quality attached to the rural character and features of this land parcel that are <b>more susceptible</b> to the development scenario. The settlement edge is generally well-integrated and stone walls are characteristic features of the approach to the settlement from the north.</p>

<b>Visual receptors</b>	There are two public footpaths through this land parcel that follow field boundaries. Views are of a rural, parkland landscape and often filtered by vegetation that are <b>more susceptible</b> to the development scenario. Residents on this settlement edge experience a variety of views, from views of the rising and open slopes north of Cow Lane, to views contained by boundary trees around the village edge and field boundaries beyond, which are <b>more susceptible</b> to the development scenario.
<b>Landscape Value</b>	This is considered a landscape of moderate value that contains features that are in generally good condition and <b>more susceptible</b> to the development scenario. The landcover pattern contributes to the time depth and natural value that is <b>more susceptible</b> to the development scenario. It is a locally distinct landscape that contributes to the rural character and scenic value and is <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic, significant or valued views associated with this land parcel.
<b>Mitigation potential</b>	There is limited potential to mitigate the type and scale of change associated with the development scenario due to the strong rural character and vegetation structure that contributes to the well-integrated settlement edge.

2.10.4 Overall, the rural qualities of sloping, pastoral landscape, including woodland and scattered trees, undeveloped skylines and well-integrated settlement edge make this land parcel more susceptible in landscape and visual terms to development. The overall landscape sensitivity of this land parcel is assessed as **high** with **no** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel MT2

Criteria	Susceptibility
<b>Natural factors</b>	The land parcel comprises an undulating landform that forms part of a local, shallow valley around discrete tributary streams. This rises to a small hill before sloping down towards Cow Lane Beck to the east of the land parcel. This varied landform is more susceptible to the development scenario. Swathes of woodland are linked by hedgerows including mature hedgerow trees. Vegetation encloses small fields of pasture and meadow. The woodland generally follows the line of the contours, creating a sinuous, enclosed area of lowland pasture in the north of the land parcel. The intricate vegetation pattern is <b>more susceptible</b> to the development scenario.
<b>Cultural factors</b>	This is an agricultural landscape extending south-east of the settlement. Modern, low density, scattered properties have largely been constructed within the historic enclosure pattern. The Old Vicarage is nestled amongst woodland in the centre of the land parcel and the grade I listed Church of St Michael is located to the eastern edge, outside of the main village. Built form is generally well-integrated by vegetation and landform. Overall, these cultural factors make this land parcel <b>more susceptible</b> to the development scenario.
<b>Perceptual/aesthetic factors</b>	This is an intricate and peaceful rural landscape. It is a harmonious landscape with strong levels of tranquillity associated with the woodland structure and enclosed pastoral fields. Overall, these perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.
<b>Landscape quality/condition</b>	This is a largely intact landscape comprising of woodland that frames small-scale pastoral fields. Woodland edges and hedgerow boundaries are in generally good condition and <b>more susceptible</b> to the development scenario. The landscape has a strong rural character that is in generally good condition and contains features that are worthy of conservation, that is <b>more susceptible</b> to the development scenario.
<b>General visibility</b>	The land parcel is generally enclosed. Woodland, tree and hedgerow boundaries contribute to enclosed views and there are limited inward and outward views that are <b>less susceptible</b> to the development scenario. Treed edges are a characteristic feature that link through the land parcel and largely obscure views of the settlement edge, which are <b>more susceptible</b> to the development scenario. There is high scenic quality attached to the rural character and features of this land parcel that is <b>more susceptible</b> to the development scenario.
<b>Visual receptors</b>	There are public footpaths through the northern part of the land parcel, including a footpath along Smithgutter Lane leading south from the village towards Moulton. Views are of an enclosed, wooded pastoral landscape that are <b>more susceptible</b> to the development scenario. Residents of scattered properties within this land parcel, experience generally enclosed rural views and are <b>more susceptible</b> to the development scenario.

<b>Landscape Value</b>	This is considered an intricate landscape of moderate value that contains features that are in generally good condition and more susceptible to the development scenario. The generally intact enclosure and landcover pattern contributes to the time depth and natural value that is <b>more susceptible</b> to the development scenario. It is a locally distinct landscape that contributes to the rural character and scenic value and is <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic, significant or particularly valued views associated with this land parcel.
<b>Mitigation potential</b>	There is limited potential to mitigate the type and scale of change associated with the development scenario due to the strong rural character and distinct separation of this land parcel from the settlement edge by landform and historic woodland planting.

2.10.5 Overall, the rural qualities of wooded, pastoral landscape, including enclosed fields, strong wooded edges, undeveloped skylines and separation from the settlement edge make this land parcel more susceptible in landscape and visual terms to development. The overall landscape sensitivity of this land parcel is assessed as **high** with **no** capacity to accommodate the development scenario without compromising landscape character.

### Land Parcel MT3

Criteria	Susceptibility
<p><b>Natural factors</b></p>	<p>The landform gently slopes down west-east through this land parcel from approximately 120m to 90m AOD, towards the shallow valley in land parcel MT2. It is a relatively indistinct landform that is <b>less susceptible</b> to the development scenario.</p> <p>This is a predominantly pastoral landscape with small to medium-scale field pattern defined by hedgerows with hedgerow trees. There are clusters of trees on the settlement boundary and concentrated along the lanes. Tree cover reduces further south, away from the settlement edge and as field size increases. The relatively simple landcover is <b>less susceptible</b> to the development scenario.</p>
<p><b>Cultural factors</b></p>	<p>This is an agricultural landscape that extends south of the settlement. Properties that form the settlement edge are of mixed ages and types. Road fronting, stone cottages form the southern part of the Conservation Area within this land parcel. More modern, detached properties extend west of this along Middleton Tyas Lane in the north-west of the land parcel. Built form is contained by small fields and boundary vegetation which contribute to an indented, textured settlement edge. Overall, these cultural factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<p><b>Perceptual/aesthetic factors</b></p>	<p>This is a simple and calm rural landscape. It is a balanced landscape with strong levels of tranquillity associated with the pastoral fields and textured settlement edge. Overall, these perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<p><b>Landscape quality/condition</b></p>	<p>This is a generally intact landscape associated with the well-defined field pattern that is <b>more susceptible</b> to the development scenario. The land parcel contains visually coherent landscape elements including linear hedgerows with occasional trees. Hedgerow boundaries are in generally good condition. The land parcel has a strong rural character that is in generally good condition and <b>more susceptible</b> to the development scenario.</p>
<p><b>General visibility</b></p>	<p>The land parcel has a partly enclosed visual character due to field boundary vegetation and vegetation along the adjacent lanes. More extensive views open up to the south and are <b>more susceptible</b> to the development scenario. Skylines are generally undeveloped and <b>more susceptible</b> to the development scenario. There is moderate scenic quality attached to the locally distinctive enclosure pattern and features of this land parcel that are <b>more susceptible</b> to the development scenario.</p>
<p><b>Visual receptors</b></p>	<p>These are generally local receptors as longer views are often limited by vegetation combined with landform. Users of the public footpaths experience varied views across the pastoral landscape, with limited views of built form that are <b>more susceptible</b> to the development scenario. Residents of properties along Middleton Tyas Road experience predominantly local and enclosed views that are <b>less susceptible</b> to the development scenario.</p>

<b>Landscape Value</b>	This is considered a relatively simple landscape of moderate value, due to the generally intact enclosure pattern that contributes to the time depth and natural value that is <b>more susceptible</b> to the development scenario. It is a locally distinct landscape that contributes to the rural character of the village and is <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic, significant or particularly valued views associated with this land parcel.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in proximity to the settlement edge, whilst maintaining the rural qualities of the settlement and surrounding landscape. The management and enhancement of the existing vegetation structure would be beneficial in maintaining and contributing to a well-integrated settlement edge in line with key characteristics of the wider landscape.

2.10.6 Overall, the rural qualities of the generally intact, pastoral landscape, hedgerows in generally good condition and well-integrated settlement edge make this land parcel more susceptible in landscape and visual terms to development. Enclosed visual character reduces this in part. The overall landscape sensitivity of this land parcel is assessed as **medium to high** with **limited** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel MT4

Criteria	Susceptibility
<b>Natural factors</b>	<p>The landform gently slopes down in a west-east direction through the land parcel. There is little variation and the indistinct landform is <b>less susceptible</b> to the development scenario.</p> <p>This is an agricultural landscape of mixed arable and pastoral fields. Hedgerows with hedgerow trees define a regular, often linear and small-scale field pattern. The greatest concentration of trees, including a woodland block is to the west of the parcel. The hedgerows form robust boundaries that link between the woodland and clusters of trees on the settlement edge. The intricate vegetation pattern and resultant small-scale landscape are <b>more susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>This is an agricultural landscape that extends south of the modern extents of the settlement on Middleton Tyas Lane. Development has extended west of the historic core over time. It forms a single row of road-fronting properties that are contained in part by the small-scale field pattern. There are scattered agricultural buildings and some small-scale commercial land use set back from the road. A cluster of farm buildings forms the south-east edge of the land parcel. Overall, these cultural factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This is a simple and calm rural landscape. It is a balanced landscape with strong levels of tranquillity associated with the enclosed pastoral fields that contribute to the rural setting of Middleton Tyas. Overall, these perceptual/aesthetic factors make this land parcel <b>more susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>This is a generally intact landscape associated with the well-defined field pattern that is <b>more susceptible</b> to the development scenario. The land parcel contains visually coherent landscape elements including linear hedgerows with occasional trees. Hedgerow boundaries are in generally good condition. Piecemeal development along Middleton Tyas Lane has interrupted the character in part. The land parcel has a strong rural character that is in generally good condition and <b>more susceptible</b> to the development scenario.</p>
<b>General visibility</b>	<p>The land parcel has a partly enclosed visual character due to field boundary vegetation combined with small-scale field pattern and little topographical variation, that is <b>less susceptible</b> to the development scenario. More extensive views open up to the south and west and are <b>more susceptible</b> to the development scenario. Skylines are generally undeveloped and <b>more susceptible</b> to the development scenario. The settlement edge along Middleton Tyas Road is locally visible and has reduced the sense of place in part. There is limited scenic value due to the influence of human activity in the north and west of the land parcel.</p>
<b>Visual receptors</b>	<p>These are generally local receptors as longer views are often limited by vegetation combined with landform. Local receptors include residents and users of the footpath within the land parcel. Their views are largely of the rural, small-scale landscape within the land parcel and are <b>more susceptible</b> to the development scenario.</p>

<b>Landscape Value</b>	This is considered a relatively simple landscape of moderate value, due to the generally intact enclosure pattern that contributes to the time depth and natural value that is <b>more susceptible</b> to the development scenario. It is a locally distinct landscape that contributes to the rural character of the village and is <b>more susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic, significant or particularly valued views associated with this land parcel.  The approach from the west to the Conservation Area is identified in the Middleton Tyas Conservation Area Appraisal as “inauspicious” with glimpses of the traditional roofline from Middleton Tyas Lane.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in proximity to the settlement edge, whilst maintaining the rural qualities of the settlement and surrounding landscape. The management and enhancement of the existing vegetation structure would be beneficial in maintaining and contributing to a well-integrated settlement edge in line with key characteristics of the wider landscape.

2.10.7 Overall, the rural qualities of the generally intact, pastoral landscape, hedgerows in generally good condition and separation from the village centre make this land parcel more susceptible in landscape and visual terms to development. The influence of recent development and enclosed visual character reduces this in part. The overall landscape sensitivity of this land parcel is assessed as **medium** with **medium** capacity to accommodate the development scenario without compromising landscape character.

## Land Parcel MT5

Criteria	Susceptibility
<b>Natural factors</b>	<p>The landform gently slopes down west-east through this land parcel from approximately 140m to 100m AOD. It is a relatively indistinct landform that is <b>less susceptible</b> to the development scenario.</p> <p>This is an agricultural landscape of large arable fields to the north and small-scale, pastoral fields to the south along the settlement edge. Hedgerows often with hedgerow trees form the majority of field boundaries within this land parcel. The western edge of this parcel is defined by tree groups around the service area at Scotch Corner, with a secondary treed boundary along the parallel field boundary and combining to create a soft edge to the settlement area. There are concentrations of trees and shrubs along the settlement edge, with vegetation cover reducing away from the settlement. The intricate landcover pattern is <b>more susceptible</b> to the development scenario.</p>
<b>Cultural factors</b>	<p>This is an agricultural landscape that extends north of the settlement. The northern settlement fringe has seen the greatest change (compared to the other land parcels) to enclosure pattern and built edge over time. Much of this change has taken place post-1960, including linear extension of the settlement along Middleton Tyas Lane and cul-de-sac developments towards the historic village centre such as at Kneeton Park. This has resulted in a linear settlement edge to the west and more indented edge in the east of the land parcel. Overall, these cultural factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<b>Perceptual/aesthetic factors</b>	<p>This is a relatively simple rural landscape. It is a generally still, balanced landscape with moderate levels of tranquillity associated with the varied settlement edge. Overall, these perceptual/aesthetic factors make this land parcel <b>less susceptible</b> to the development scenario.</p>
<b>Landscape quality/condition</b>	<p>This is an altered landscape due to piecemeal development to the north and extending south-west from the historic core. This has largely taken place within the structure of the historic field pattern and has resulted in removal of field boundaries. There are remnants of the former enclosure pattern in proximity to the settlement edge, which are in moderate condition and are <b>more susceptible</b> to the development scenario. The sense of place associated with the historic village form has been altered and is <b>less susceptible</b> to the development scenario.</p>
<b>General visibility</b>	<p>The land parcel forms part of the open, broad vale landscape. There are extensive open views across the parcel that are of generally undeveloped skylines and <b>more susceptible</b> to the development scenario. Hedgerows and trees contribute to limited inward and outward views in proximity to existing settlement edge that are <b>less susceptible</b> to the development scenario. Vegetation in the east of the land parcel contributes an attractive, generally integrated settlement edge that is <b>more susceptible</b> to the development scenario. Properties along Middleton Tyas Road are more visible and alter the perception of the settlement.</p>

<b>Visual receptors</b>	There are limited publicly accessible locations from which this parcel is visible. Residents of existing properties along the periphery of this land parcel experience varying views from enclosed within their private gardens to longer views across adjacent fields that are <b>more susceptible</b> to the proposed development scenario.
<b>Landscape Value</b>	This is considered a varied landscape of moderate value due the generally moderate condition and legibility of landscape features in the south-east of the land parcel that are <b>more susceptible</b> to the development scenario. The vegetation contributes to the rural setting of the village that is <b>more susceptible</b> to the development scenario. The west of the land parcel is less distinct and has limited natural value and time depth, which is <b>less susceptible</b> to the development scenario.
<b>Visual Value</b>	There are no iconic, significant or particularly valued views associated with this land parcel.  The approach from the north to the Conservation Area is identified in the Middleton Tyas Conservation Area Appraisal as setting “the tone for a village of considerable interest and wealth”.
<b>Mitigation potential</b>	There is some potential to mitigate the type and scale of change associated with the development scenario in proximity to the settlement edge, whilst maintaining the rural qualities of the settlement and surrounding landscape. The management and enhancement of the existing vegetation structure would be beneficial in maintaining and contributing to a well-integrated settlement edge and restricting further sprawl of the village, in line with key characteristics of the wider landscape.

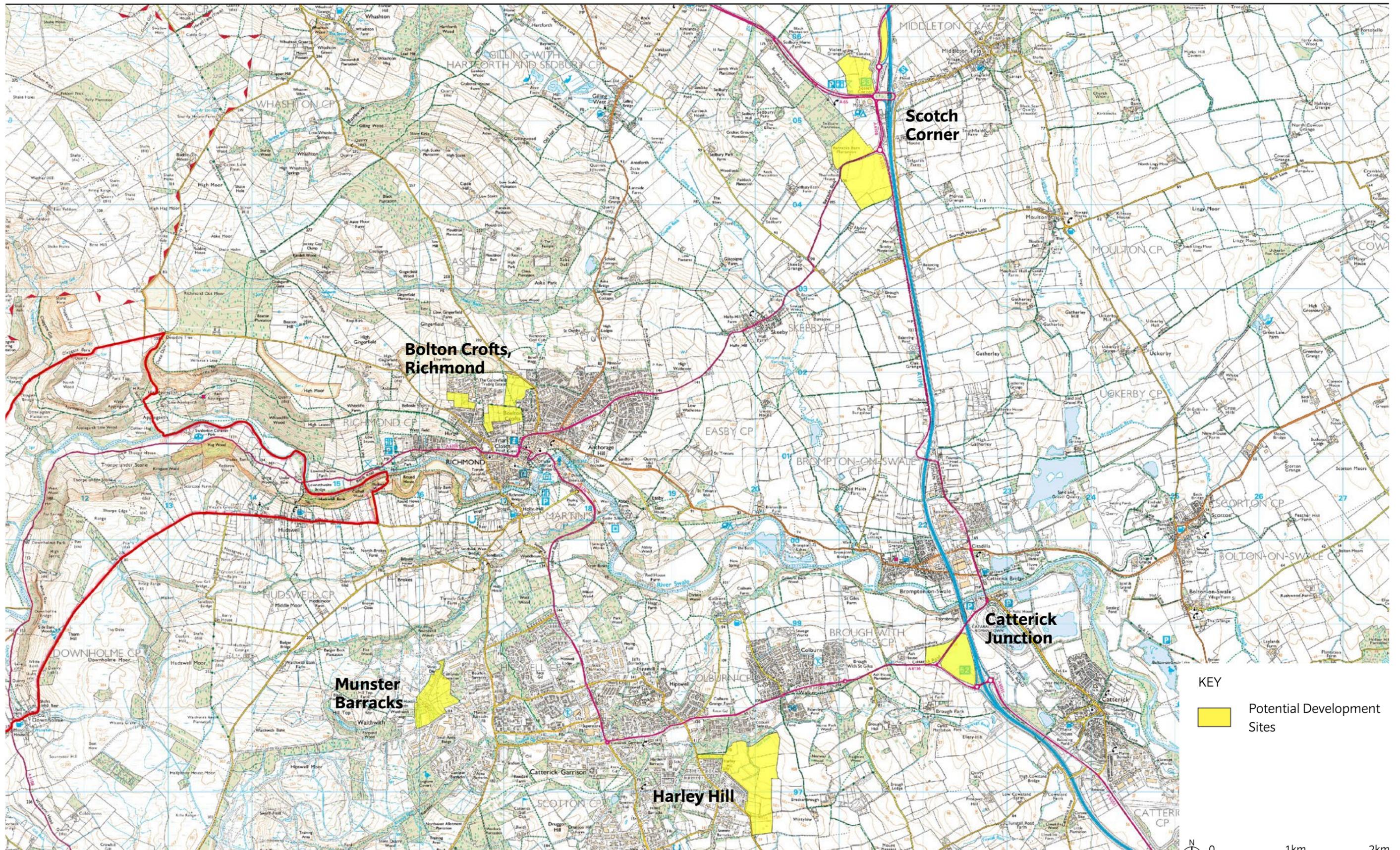
2.10.8 Overall, the rural qualities of the landscape and vegetation pattern in the east of the land parcel, together with the undeveloped skylines and generally well-integrated settlement edge make the east of the land parcel more susceptible in landscape and visual terms to development. Vegetation structure and enclosure pattern provide opportunity to filter views and contain future development in part, but any further development would need to be appropriately located and designed. The overall landscape sensitivity of this land parcel is assessed as **medium** with **medium** capacity to accommodate the development scenario without compromising landscape character.

## Summary

2.10.9 The key findings of the landscape sensitivity assessment of land parcels around the fringes of Middleton Tyas are summarised in the table below. The table also summarises the potential landscape capacity of the land parcels to accommodate the type and scale of development set out in the potential development scenario.

Land Parcel	Landscape Sensitivity	Landscape Capacity
1	High	None
2	High	None
3	Medium to high	Limited
4	Medium	Medium
5	Medium	Medium

2.10.10 Overall, the land parcels around the fringes of Middleton Tyas are assessed as being of generally **medium to high** sensitivity with **limited** capacity to accommodate the potential development scenario without compromising landscape character.



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## 3.0 DEVELOPMENT SITES

### 3.1 Bolton Crofts, Richmond

#### Potential Development Scenario

3.1.1 The following assessment considers smaller residential development on the following land parcels:

- Area between Maple Road and Gallowfields Trading Estate (referred to as Parcel i)
- Area north of Green Howards Road (referred to as Parcel ii)
- Area south of Green Howards Road (referred to as Parcel iii)

#### Landscape and Visual Analysis (see **Figure 3.2**)

##### Context for the Land Parcels

3.1.2 Parts of these land parcels are included in the Strategic Housing Land Availability Assessment (SHLAA)<sup>17</sup>.

3.1.3 As illustrated in **Figure 3.2**, the area of potential development is formed of three separate land parcels located to the north of Richmond. The parcels comprise of small, regular fields that are generally used for grazing. Land uses in proximity to the parcels, include small-scale commercial development within Gallowfields Trading Estate to the north of Parcel i and residential estates to the south and east. There are a variety of housing types in proximity to the land parcels, which are largely 1-2 storey.

3.1.4 The land parcels are largely located within the settlement area of Richmond defined in Volume 1, although fall outside the development limits<sup>18</sup>. Parts of Parcel i and Parcel ii are within B Moors Fringe local landscape character type and are within B7 Richmond West Fringe landscape character area<sup>19</sup>. The key characteristics of B7 LCA are apparent in part within the land parcels, which form the transitional landscape between rural moors and suburban settlement.

##### Landscape Features

3.1.5 The land parcels are on steeply sloping landform that forms the north of Richmond.

- **Parcel i** - This comprises of three small fields in the west of the parcel and woodland and community orchard in the east. The individual fields are generally bound by hedgerows with trees. The west edge has a wall boundary, which is more exposed. There is a mature tree boundary to the north, which screens the trading estate and encloses the land parcel. The east of the site contains a variety of tree and shrub planting, with pockets of open space.

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<sup>17</sup> Sites 214, 236, 255, 325, 336, 355 and 419

<sup>18</sup> Established in Richmondshire Local Plan (1999-2006) and identified for review in Core Strategy 2012-2028

<sup>19</sup> As defined in Volume 1 Landscape Character Assessment

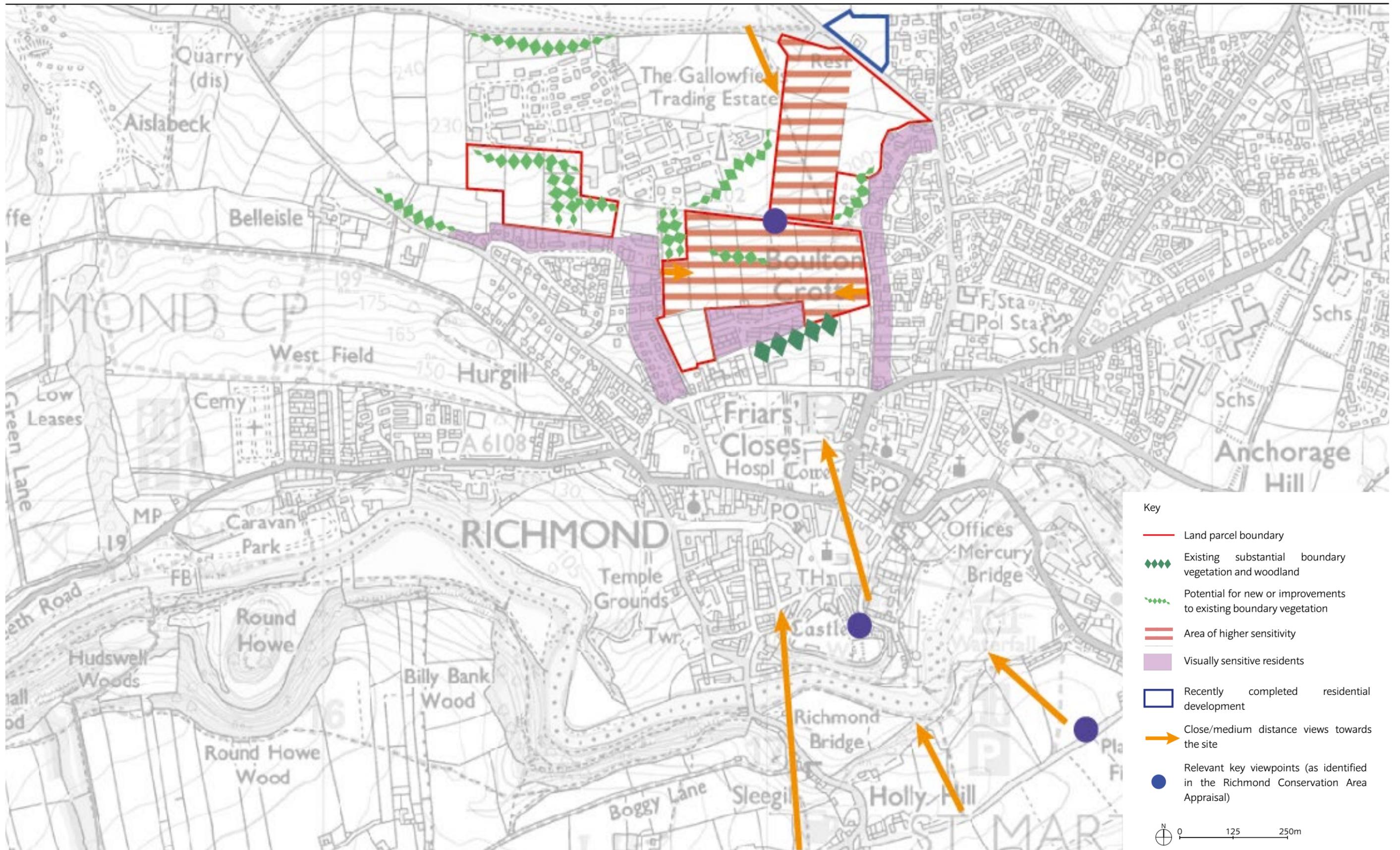
- **Parcel ii** - This parcel is formed of several small, rectangular fields with a combination of wall and gapped hedgerow boundaries with occasional trees. The fields are predominantly rough grassland, used for horse grazing. Stone wall boundaries are in varying condition and have been supplemented with post and wire fencing in places. Residential properties are conspicuous in places, to the east, south and west of the land parcel.
- **Parcel iii** – This parcel is formed of small fields bound by stone walls and hedgerow in places. The stone wall boundaries are in generally good condition, although some are in poorer condition on the north edge and have been supplemented with fencing. The eastern part of the land parcel comprises of woodland and a recreational field, which forms the edge of the adjacent residential development.

### General Visibility

- 3.1.6 There are generally open views across the land parcels, with panoramic views south over Richmond and the valley to rising landform beyond. The land parcels form part of the green hillside that is identified in the Richmondshire Conservation Area Appraisal as being the “impressive backcloth” to the town and Richmond Castle, which is apparent in views from south of Richmond such as from Holly Hill and Theakston Lane.
- 3.1.7 Existing built form is generally glimpsed between vegetation and is largely nestled in the landscape due to landform combined with vegetation. There are detracting features that occasionally stand out in the rural landscape, including industrial units on the east edge of The Gallowfields Trading Estate, communications mast and unkempt boundaries.
- 3.1.8 There are clear views between Parcels ii and iii, with large open skies and predominantly undeveloped skylines. Parcel i has a more enclosed visual character due to boundary vegetation.

### Landscape and Visual Constraints

- 3.1.9 As shown in **Figure 3.2**, the key landscape and visual constraints/sensitivities identified for the site are:
- Open, exposed character of the steep slopes, particularly in Parcels ii and iii;
  - Undeveloped skylines;
  - Steep slopes, which are visually prominent;
  - Pockets of woodland and hedgerow boundaries that contribute to separation of existing built form;
  - Green, open space that forms the backcloth to the town and especially as part of the setting to Richmond Castle;
  - Users of public rights of way through and adjacent to the site, and including visitors to Low Moor (Old Racecourse) who experience panoramic valley views to the south;
  - Residents of nearby settlement edges who experience views into the site.



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## Landscape and Visual Opportunities

3.1.10 As shown in **Figure 3.2**, the key landscape and visual opportunities identified for development of the land parcel are:

- Existing woodland blocks and tree belts to be maintained and reinforced as screening of existing development and contributing to the green space;
- Improved maintenance of existing hedgerow and wall field and roadside boundaries;
- Existing residential development is generally well-integrated in the landscape;
- Opportunity to improve public rights of way links and provide new links through the land parcels to link with the wider network and open spaces.

## Landscape and Visual Sensitivity Assessment

3.1.11 The character of the landscape context of the study area has been assessed in relation to Volume 1 of the Richmondshire Landscape Character Assessment and Landscape Sensitivity Study. Overall, this appraisal concludes that the land parcels have generally **medium** landscape sensitivity to the proposed type of development, due to the contribution that they make to the setting of the town and castle and considering the varying condition of the landscape features and influence of the adjacent settlement.

3.1.12 The visual appraisal identifies varying visibility within and across the land parcels. Parcels ii and iii are particularly visible, as steeply sloping open space that forms the backcloth to the town. Overall, the appraisal concludes that the site is of generally **medium to high** visual sensitivity, considering the higher sensitivity to development on the upper slopes of Parcels ii and iii.

## Landscape and Visual Capacity Assessment

3.1.13 This appraisal finds that the landscape and visual sensitivity varies across the land parcels and concludes that there is limited potential for smaller residential development to be accommodated within parts of the land parcels. The appraisal identifies that much of Parcel iii and the west of Parcel ii (as illustrated in **Figure 3.2**) are the most sensitive to development in landscape and visual terms.

3.1.14 Overall, the land parcels are assessed as having **limited** capacity to accommodate the type and scale of development outlined in the potential development scenario without compromising landscape character, subject to the following recommended landscape and visual mitigation principles:

- Use of low building heights in order to maintain large skies and open space that contributes to the backcloth of the town;
- Maintenance and enhancement of existing site boundaries to retain filtered views of existing and potential built form;
- Ensure that open space forms part of any development proposals;
- Focus built form on lower slopes to restrict sprawl of the town up slope towards the moors;
- Retention and enhancement of woodland vegetation as part of a local green infrastructure network and contributing to wooded dale character.

## 3.2 Scotch Corner

### Potential Development Scenario

3.2.1 The following assessment considers commercial development ranging from small scale office/retail/industrial units to larger distribution/warehouse units on the following land parcels:

- Area north of Scotch Corner junction (referred to as Parcel i)
- Area north-west of Scotch Corner junction (referred to as Parcel ii)
- Area north of A6108 (referred to as Parcel iii)
- Area south of A6108 (referred to as Parcel iv)

### Landscape and Visual Analysis (see **Figure 3.3**)

#### Context for the Land Parcels

3.2.2 As illustrated in **Figure 3.3**, the area of potential development is formed of four separate land parcels located to the west of the A1(M) junction 53 at Scotch Corner. The parcels comprise of agricultural fields of varying size. There are a variety of land uses in proximity to the parcels, including small-scale commercial development that has established around the road junction. The village of Middleton Tyas is to the east of the junction. Modern expansion of the village has taken place along Middleton Tyas Lane, up to the edge of the service station.

3.2.3 As identified in **Figure 3.3**, planning permission has been granted for retail development north of the roundabout at Barracks Road/A6108. This is proposed to be a 'Designer Village' comprising of approximately 90 commercial units and car parking.

3.2.4 The land parcels are located within two local landscape character types<sup>20</sup>: B Moors Fringe and F Vale. Parcels i, iii and iv are within Landscape Character Area F4 Moulton Vale and Parcel ii is within B4 Melsonby Fringe.

#### Landscape Features

- **Parcel i** - This is a narrow strip of arable land, north of the junction between the A1(M) and A6055. It is an exposed field with post and rail fence boundary around the perimeter. Part of the east boundary is also lined by hedgerow that appears to be in good condition. A hedgerow has been recently planted around the rest of the parcel boundary. This is an exposed land parcel that is influenced by the surrounding roads.

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<sup>20</sup> As defined in Volume 1 Landscape Character Assessment

- **Parcel ii** - This parcel is formed of four medium size fields, on generally flat land to the north of the A66. The southern, roadside boundary comprises of a post and rail fence with a low hedgerow and safety barrier along one section. Field boundaries within this parcel are largely hedgerows with gaps and occasional trees that appear to be in moderate condition. There is a small field pond, enclosed by hedgerow in the south-west of the parcel and a small tree block on the east edge to the A6055. Conspicuous, vertical pylons cross the land parcel.
- **Parcel iii** - This is a large field, on plateaued slopes north of Barracks Bank and adjacent to the permitted Designer Village location. A dense, woodland block bounds the north edge of the field, and continues round part of the west boundary. The southern boundary is formed by a low, roadside hedgerow that appears to be in moderate condition. The east boundary is largely open, with rough grass defining the edge to the adjacent field. Conspicuous, vertical pylons cross the land parcel.
- **Parcel iv** - This is a large, exposed field on predominantly flat land to the south of Barracks Road. Landform slopes gently down to the south and south-east. The north and east field boundaries are formed by post and rail fencing. Recent hedgerow planting has taken place along these boundaries but is yet to mature. Hedgerows that appear to be in poor to moderate condition form the south and west field boundaries, with trees forming the south-east boundary. Pylons are conspicuous across the north-west corner of the field.

### General Visibility

- 3.2.5 The landscape of the study area has a generally open and often exposed character due to the plateaued landform and dispersed vegetation cover. Sedbury Plantation and woodland extend north-west of Parcel iii along the ridgeline and provide localised enclosure and partial screening, of Parcel iii in particular. Low hedgerow boundaries within the parcels and intermediate landscape allow open views across the fields and beyond to the wider landscape. Open, long-ranging views are available from within the site and the surrounding landscape. Landform and vegetation contribute to local variation particularly around Middleton Tyas.
- 3.2.6 There are several detracting features within views towards, across and out of the land parcels, particularly vertical features such as pylons, lighting columns and road signs, which are conspicuous in the predominantly flat landscape.
- 3.2.7 Due to the exposed character of the study area, the land parcels are often visible in local views from public rights of way and roads. Views of the land parcels experienced by residents in Middleton Tyas, are more limited by surrounding vegetation combined with the landform sloping east away from the road junction. Longer distance views of the land parcels are generally more restricted. Parcel iv is most prominent in more distant views, particularly from the west due to limited vegetation and its location on the upper slopes of the valley. Very long-distance views of the land parcels are limited due to intervening features and landform combined with distance from them.

### Landscape and Visual Constraints

3.2.8 As shown in **Figure 3.3**, the key landscape and visual constraints/sensitivities identified for development of the land parcels are:

- The exposed, open character of the upper valley slopes;
- The wooded skyline of the existing established woodland that extends along the ridge line;
- Users of public rights of way in proximity to the site who experience open and filtered views across the surrounding landscape;
- Residents of Middleton Tyas who experience open and filtered views across the local landscape towards the land parcels;
- Mid to long-distance views from the south-west, particularly from the east of Richmond, moving along the A6108 towards Parcels iii and iv, and longer views from Hipswell and Downholme Moors.

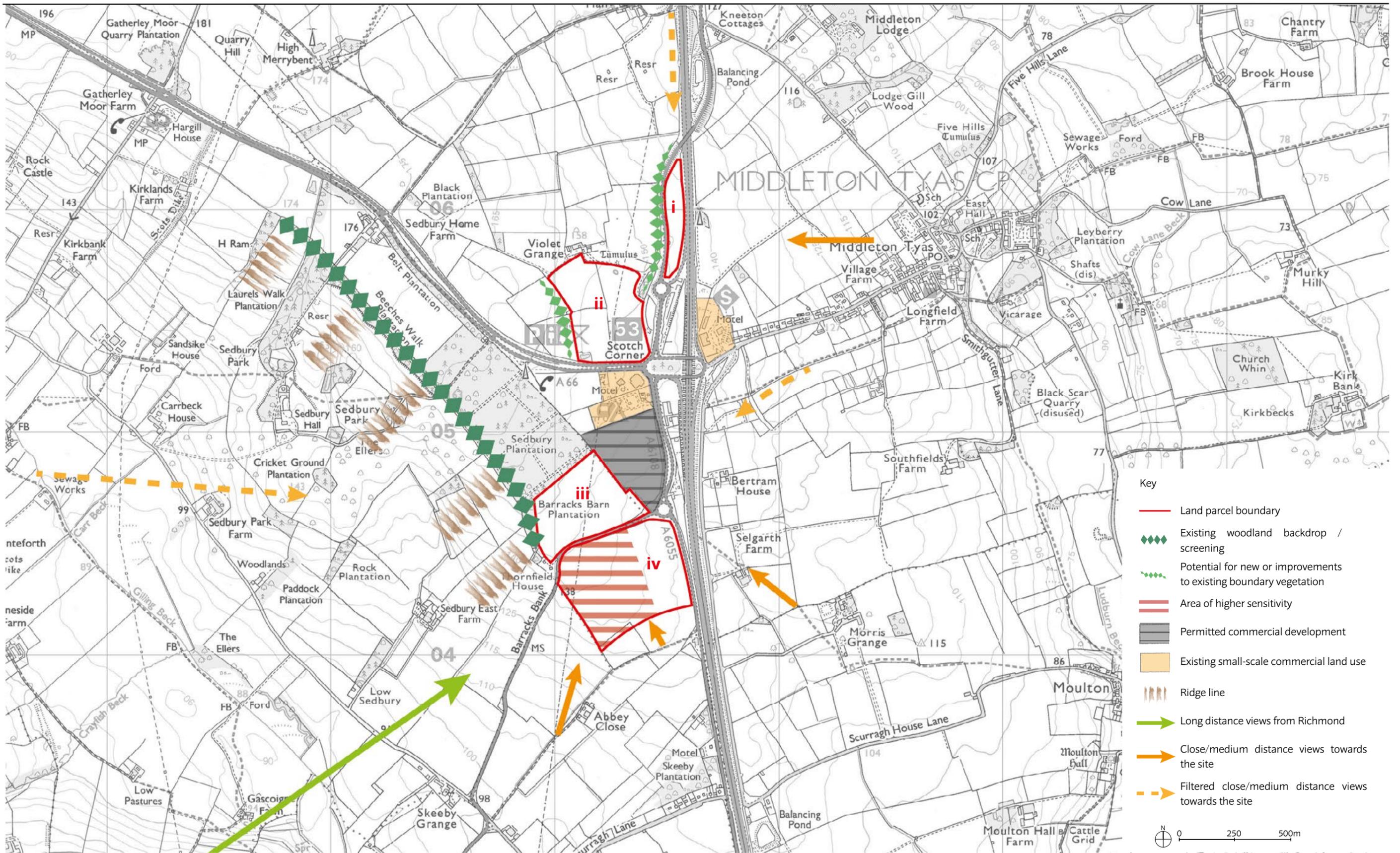
### Landscape and Visual Opportunities

3.2.9 As shown on **Figure 3.3**, the key landscape and visual opportunities identified for development of the land parcels are:

- Existing established woodland to be maintained and reinforced as screening for potential development;
- Improved maintenance of existing hedgerow field and roadside boundaries;
- Existing small-scale commercial land uses are well-integrated in the landscape;
- Incorporate appropriate vegetation into potential development design in line with key landscape characteristics;
- Rural setting of Middleton Tyas safeguarded through the layout and massing of potential development.

### Landscape and Visual Sensitivity Assessment

3.2.10 The character of the landscape context of the study area has been assessed in relation to Volume 1 of the Richmondshire Landscape Character Assessment and Landscape Sensitivity Study. Overall, this appraisal concludes that the land parcels have generally **low to medium** landscape sensitivity to small to large-scale commercial development due to the poor to moderate condition of the landscape features and influence of existing land uses including detracting road infrastructure.



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3.2.11 The visual appraisal identifies varying visibility of the land parcels due to landform combined with dispersed vegetation and particularly the woodland block that contributes to locally wooded skylines and generally restricts views to the wider landscape. Overall, the appraisal concludes that the land parcels are of generally **medium** visual sensitivity, with **high** visual sensitivity to development in Parcel iv, which is most constrained due to the exposed location on the upper valley slopes.

### **Landscape and Visual Capacity Assessment**

3.2.12 This appraisal finds that the landscape and visual sensitivity varies across the land parcels and concludes that there is potential for small to large-scale commercial development to be accommodated across parts of the land parcels. The appraisal identifies that the west and central part of the Parcel iv (as illustrated in **Figure 3.3**) is the most sensitive to development in landscape and visual terms.

3.2.13 Overall, the land parcels are assessed as having a **medium** capacity to accommodate the type and scale of development outlined in the potential development scenario without compromising landscape character, subject to the following recommended landscape and visual mitigation principles:

- Use of low building heights in order to maintain large skies and wooded backdrop to the west;
- Maintenance and enhancement of existing site boundaries to filter views of built form from the surrounding rural landscape;
- Focus built form to the east of Parcels iii and iv in order to restrict sprawl down the south and west slopes.

### **3.3 Catterick Central Junction 52, A1(M)**

#### **Potential Development Scenario**

- 3.3.1 The following assessment considers commercial development ranging from small scale office/industrial units to larger scale distribution/warehouse units.

#### **Landscape and Visual Analysis (see Figure 3.4)**

##### **Context for the Site**

- 3.3.2 The site has been identified by Richmondshire District Council as having potential as employment land<sup>21</sup>.
- 3.3.3 As shown in Figure 3.4 the site comprises of two agricultural fields to the north-west of Junction 52 of the A1(M). The A1(M) forms the east boundary of the site. The A6055 forms the southern boundary, where it meets the A6136. The site is divided by the A6055 Catterick Road, with the larger field to the south and smaller to the north.
- 3.3.4 The site is located within E Broad Valley local landscape character type and is within E4 Brompton-on-Swale West Broad Valle landscape character area<sup>22</sup>.

##### **Landscape Features**

- 3.3.5 The site is predominantly flat, forming the lower valley slopes west of the River Swale. The site comprises of two, exposed arable fields that form part of the wider agricultural landscape. There is little vegetation within and around the site. Hedgerow and tree boundaries bound the north field. New hedgerow planting has taken place around the perimeter of the south field as part of the recent road alterations.
- 3.3.6 Brough Park is an undesignated, designed parkland landscape to the south-west of the site, which contains several listed buildings including grade I Brough Hall and grade II\* Church of St Paulinus, which is a prominent Gothic style building.

##### **General Visibility**

- 3.3.7 The landscape of the study area has an open, largely exposed character due to the flat landform and limited vegetation cover. The site is clearly visible in local views from local roads and the public rights of way to the south and east. Vegetation and landform contribute to filtered views from nearby settlement edges and public rights of way to the north and east.
- 3.3.8 The surrounding undulating landscape alters the perception of the site in longer views, whereby it dips into and out of views. The southern field is particularly visible due to the lack of vegetation within and adjacent to it. In views from the east, the rising moorland forms the backdrop to the site.

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<sup>21</sup> Call for Sites 2017 – sites 415 and 416

<sup>22</sup> As defined in Volume 1 Landscape Character Assessment

- 3.3.9 The A1(M) and roads that encompass the site, including signage and barriers are conspicuous and fast-moving traffic is intrusive.

#### **Landscape and Visual Constraints**

- 3.3.10 As shown in **Figure 3.4**, the key landscape and visual constraints/sensitivities identified for the site are:

- Open, exposed character of the large, predominantly flat fields and nearby parkland;
- Limited vegetation cover within the study area;
- Historic parkland and listed buildings within Brough Park;
- Users of public rights of way in proximity to the site who experience open views across the local landscape;
- Residents of nearby settlement edges who experience filtered views towards the site.

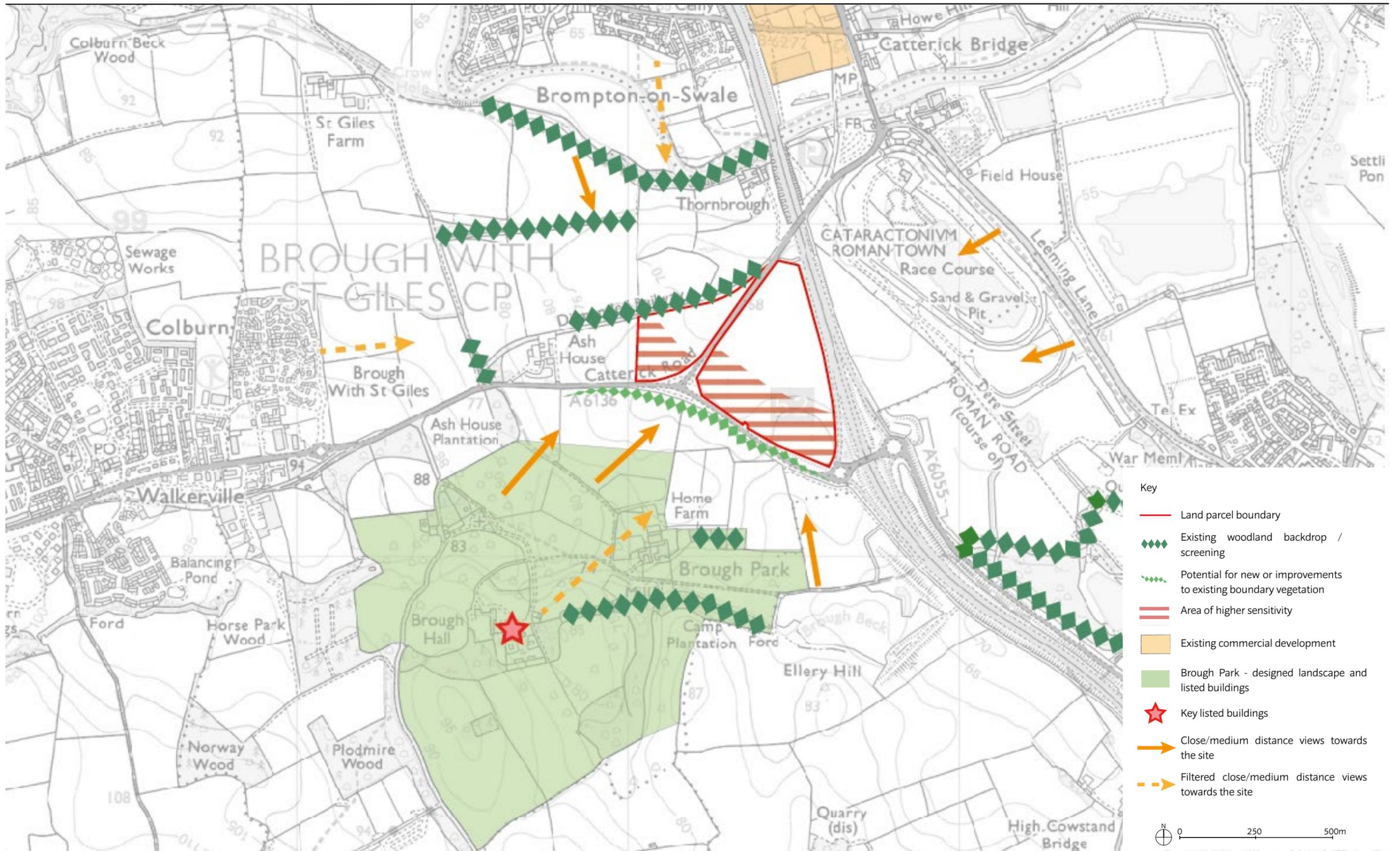
#### **Landscape and Visual Opportunities**

- 3.3.11 As shown in **Figure 3.4**, the key landscape and visual opportunities identified for development of the site are:

- Substantial boundary vegetation along the north site boundary and field boundaries in the wider landscape filter and often screen longer views towards the site;
- Opportunity to improve hedgerow boundaries to filter views of the proposed development edge.

#### **Landscape and Visual Sensitivity Assessment**

- 3.3.12 The character of the landscape context of the study area has been assessed in relation to Volume 1 of the Richmondshire Landscape Character Assessment and Landscape Sensitivity Study. Overall, this appraisal concludes that the site has generally **medium** landscape sensitivity to the proposed type of development, due to the generally good condition of the landscape features and prominent location of the site.
- 3.3.13 The visual appraisal identifies generally open visibility of the site in short and medium distance views, due to the limited vegetation cover and gently sloping to flat landform through the south-west of the study area. Overall, the appraisal concludes that the site is of generally **medium to high** visual sensitivity, considering the surrounding receptors.
- 3.3.14 The appraisal identifies an area of higher landscape and visual sensitivity through the south-west of the site, due to the prominence of the landform and relationship with the nearby Brough Park.



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## Landscape and Visual Capacity Assessment

- 3.3.15 The appraisal finds that landscape and visual sensitivity varies across the site and concludes that there is limited potential for the proposed commercial development to be accommodated within the north and east of the site, on lower-lying landform in proximity to the A1(M).
- 3.3.16 The site is assessed as having a **limited** capacity to accommodate the type and scale of development outlined in the potential development scenario without compromising landscape character, subject to the following recommended landscape and visual mitigation principles:
- Use of low building heights and appropriate materials in order to maintain the backdrop of the rising moors in views to the east and limit visibility from public rights of way and Brough Park;
  - Maintenance and enhancement of existing site boundaries to filter views of built form from the surrounding rural landscape and settlements;
  - Focus any development in the north and east of the site in order to restrict sprawl of commercial development south and west away from the motorway and nearby commercial area within Brompton-on-Swale.

## 3.4 Harley Hill, Catterick Garrison

### Potential Development Scenario

- 3.4.1 The following assessment considers residential development of circa 1000 homes along with a local centre, education and leisure facilities.

### Landscape and Visual Analysis (see **Figure 3.5**)

#### Context for the Site

- 3.4.2 This site has been identified as a strategic direction for housing growth in the current Richmondshire Local Plan and comprises three sites identified in the Strategic Housing and Employment Land Availability Assessment (SHLAA)<sup>23</sup>.
- 3.4.3 As shown in **Figure 3.5** the site comprises several agricultural fields of varying size and form. The existing residential edge of Catterick Garrison and Colburn forms the north and west edge of the site. Agricultural fields of increasing size continue east and south of the site, across gently sloping landform.
- 3.4.4 The site is located within B Moors Fringe local landscape character type and is within B10 Colburn Fringe landscape character area<sup>24</sup>. The site is also within land parcel CG3, which is assessed in Section 2 (above)<sup>25</sup> as having medium to low landscape sensitivity to and medium capacity to accommodate large residential development.

#### Landscape Features

- 3.4.5 This is a gently sloping, predominantly arable landscape comprising of an irregular field pattern. It is a generally open landscape due to low hedgerow boundaries with scattered trees. Substantial woodland cover forms the north edge of the site. The woodland links south-west through Catterick Garrison and continues east along Sour Beck to link into woodland forming the west of Brough Park designed landscape. There is a wooded shelterbelt towards the south of the site, forming the boundary to Horne Road and Cleveland Road. A hedgerow boundary with occasional trees forms the rear boundaries of properties on Cleveland Road. There are two discrete tributary watercourses within the north-west of the site, which flow along field boundaries to the Sour Beck.

#### General Visibility

- 3.4.6 The landscape of the study area has a generally open visual character due to the low and often gapped hedgerow boundaries, that enable wide views across the land parcel and across the surrounding landscape. The site is clearly visible in local views from public rights of way and adjacent residential properties along the west boundary.
- 3.4.7 The surrounding undulating landscape alters the perception of the site and existing settlement edge, which is well-integrated by woodland and tree planting, and largely indistinguishable.

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<sup>23</sup> Sites 299, 384 and 386

<sup>24</sup> As defined in Volume 1 Landscape Character Assessment

<sup>25</sup> Paragraph 2.1.6 Volume 2

- 3.4.8 The woodland through the north of the site separates and screens views of the adjacent settlement areas. Properties on Cleveland Road are more visible, where the boundary vegetation is not as substantial.

### **Landscape and Visual Constraints**

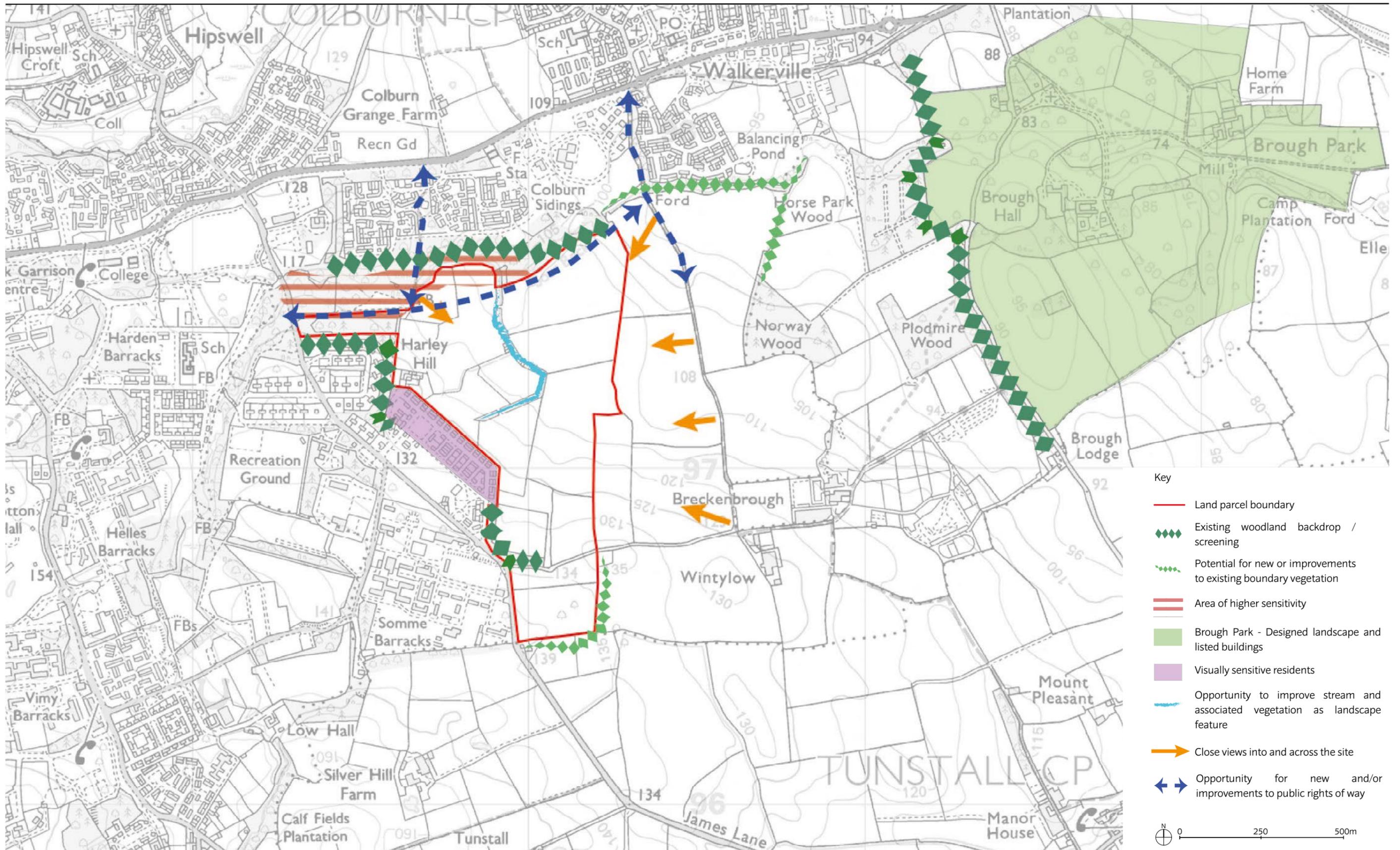
- 3.4.9 As shown in **Figure 3.5**, the key landscape and visual constraints/sensitivities identified for the site are:
- Open character of the gently sloping, large-scale agricultural landscape that extends south and east of the site;
  - Substantial woodland that links through the site with the adjacent landscape and settlement areas;
  - Users of public rights of way within and in proximity to the site who experience open views across the site and surrounding landscape;
  - Residents of nearby properties, particularly along Cleveland Road, who experience open and filtered views across the site.

### **Landscape and Visual Opportunities**

- 3.4.10 As shown in **Figure 3.5**, the key landscape and visual opportunities identified for development of the site are:
- Existing established woodland to be maintained and reinforced as an important landscape feature;
  - Improve hedgerow boundaries to filter views of the proposed development edge and contribute to the local green infrastructure network;
  - Incorporate the watercourses and vegetation into development design as part of a local green infrastructure network, where appropriate and in line with landscape characteristics;
  - Improve public rights of way links and provide new links through the site as part of a wider network.

### **Landscape and Visual Sensitivity Assessment**

- 3.4.11 The character of the landscape context of the study area has been assessed in relation to Volume 1 of the Richmondshire Landscape Character Assessment and Landscape Sensitivity Study. Overall, this appraisal concludes that the site has generally **low to medium** landscape sensitivity to the proposed type of development, due to the moderate condition of the landscape features and influence of the adjacent settlement. The woodland through the north of the site is of higher sensitivity due to the contribution it makes to vegetation links through the local area.



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3.4.12 The visual appraisal identifies varying visibility of the site in short and long-distance views, due to the gently sloping landform and variation in vegetation cover. Overall, the appraisal concludes that the site is of generally **low to medium** visual sensitivity, with higher sensitivity associated with a small number of adjacent residents.

### **Landscape and Visual Capacity Assessment**

3.4.13 This appraisal finds that there is generally low to medium landscape and visual sensitivity across the site and concludes that there is potential for the proposed residential led development to be accommodated across the site whilst conserving key landscape features such as the woodland through the north of the site.

3.4.14 The site is assessed as having a **high** capacity to accommodate the type and scale of development outlined in the potential development scenario without compromising landscape character, subject to the following recommended landscape and visual mitigation principles:

- Retention and enhancement of the woodland and riparian vegetation as part of a local green infrastructure network;
- Use of locally appropriate building heights in order to maintain generally undeveloped skylines and wooded backdrop to the north;
- Create a well-integrated settlement edge through appropriate development layout and landscape proposals that integrate key landscape features where appropriate;
- Improve local public routes and incorporate new links into the proposed development.

## 3.5 Munster Barracks, Catterick Garrison

### Potential Development Scenario

- 3.5.1 The following assessment considers military development including accommodation blocks up to 4-storeys in height, storage sheds and office buildings.

### Landscape and Visual Analysis (see **Figure 3.6**)

#### Context for the Site

- 3.5.2 As shown in **Figure 3.6**, the site comprises of rough grassland enclosed by woodland blocks, shelterbelts and shrubs. There are existing military buildings to the north, east and south of the site. Low, tank storage units are located to the north and south. Typical barracks development is located, beyond woodland to the east and comprises residential blocks, service family homes, municipal buildings and offices.
- 3.5.3 The site is located within B Moors Fringe local landscape type and is within B9 Downholme Fringe landscape character area<sup>26</sup>. The site is also within land parcel CG8, which is assessed in Section 2 (above)<sup>27</sup> as having medium to low landscape sensitivity and medium capacity to accommodate large residential development.

#### Landscape Features

- 3.5.4 The site forms the lower slopes of gently sloping landform that rises west of Catterick Garrison to the locally prominent Hill Top, south-west of the site. The site is within the military training land that largely comprises pastoral, rough grassland with scattered vegetation. The site itself is open, pastoral land with remnant boundary vegetation. Trees and woodland blocks form much of the site boundary, with substantial woodland to the south-west and east. Woodland edges and scattered trees create a generally enclosed landscape. Vegetation is in generally poor to moderate condition, often with unmanaged edges. Military buildings on the south edge of the site and existing perimeter security fencing to the barracks are conspicuous and intrusive elements in the pastoral landscape.

#### General Visibility

- 3.5.5 The site has a generally enclosed visual character created by the scattered vegetation and woodland edges. Views occasionally open up between vegetation, across the surrounding pastoral landscape west of the site. Richmond is glimpsed over vegetation, on rising land to the north.
- 3.5.6 Views of the site are largely restricted by woodland around the perimeter of the site. In longer views, woodland through and around Catterick Garrison limits views of the site and existing military buildings.

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<sup>26</sup> As defined in Volume 1 Landscape Character Assessment

<sup>27</sup> 2.1.11

## Landscape and Visual Constraints

3.5.7 As shown in **Figure 3.6**, the key landscape and visual constraints/sensitivities identified for the site are:

- Substantial woodland and tree vegetation within and in proximity to the site, which links through the wider landscape and settlement areas;
- Long-distance views from Richmond Racecourse and Castle, from which panoramic views of the wooded landscape that encompasses Catterick Garrison is available, in which existing properties are occasionally conspicuous;
- Rising landform through the site across the prominent hillside;
- The Officer's Mess is a listed building and recreational facility on the east edge of the site, from which there are filtered views into and out of the site.

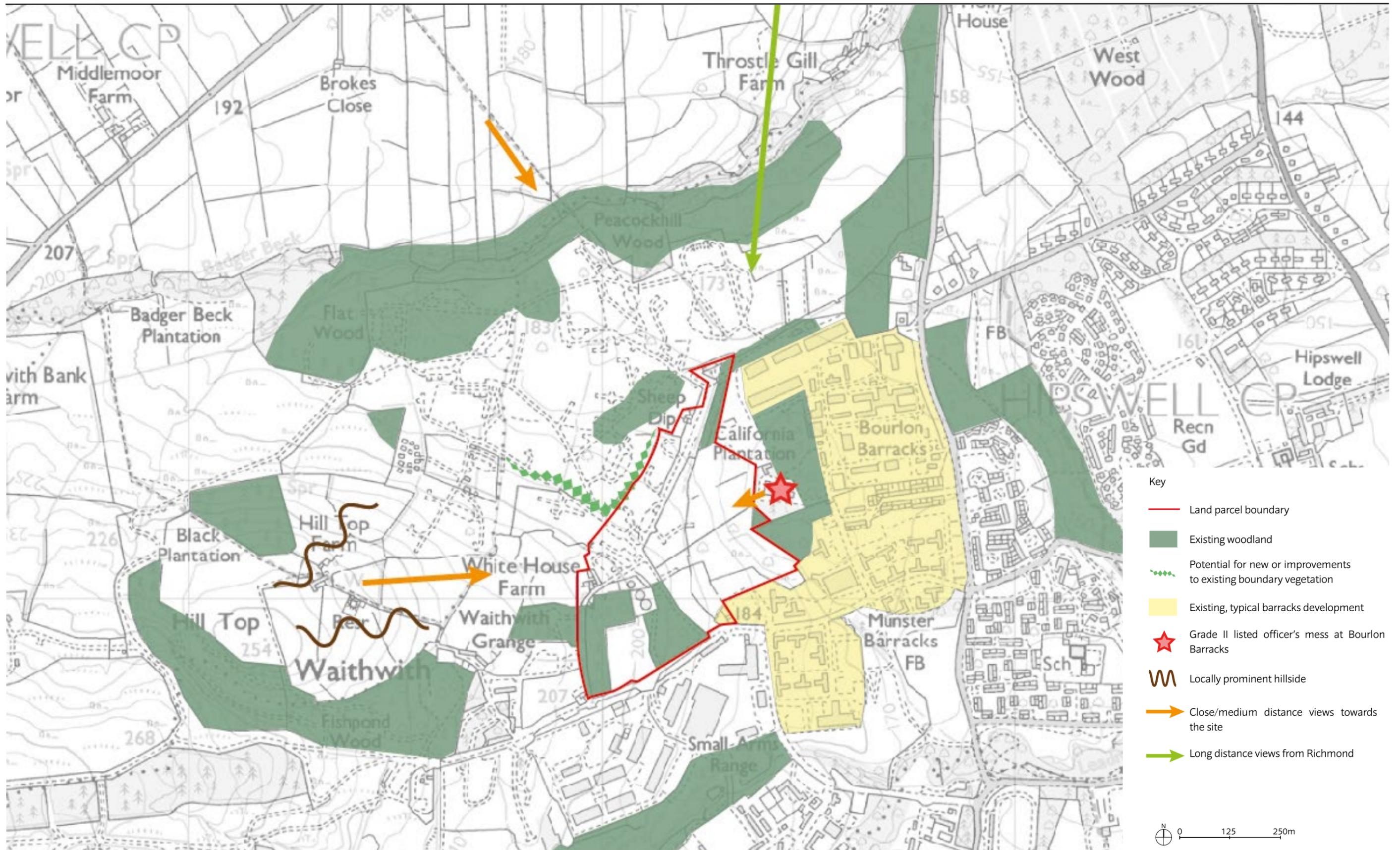
3.5.8 As shown in **Figure 3.6**, the key landscape and visual opportunities identified for development of the site are:

- Existing, established woodland to be maintained and reinforced as an important landscape feature;
- Improve woodland and boundary vegetation structure to maintain filtered views and sense of enclosure of the site and contribute to the local green infrastructure network;
- Opportunity to make a feature of the Officer's Mess building and improve its setting.

## Landscape and Visual Sensitivity Assessment

3.5.9 The character of the landscape context of the study area has been assessed in relation to Volume 1 of the Richmondshire Landscape Character Assessment and Landscape Sensitivity Study. Overall, this appraisal concludes that the site has generally **low to medium** landscape sensitivity to the proposed type of development, due to the generally poor to moderate condition of the landscape features and influence from adjacent military development and use of the site and adjacent landscape for training purposes. The woodland blocks in the south of the site and forming site boundaries are more sensitive.

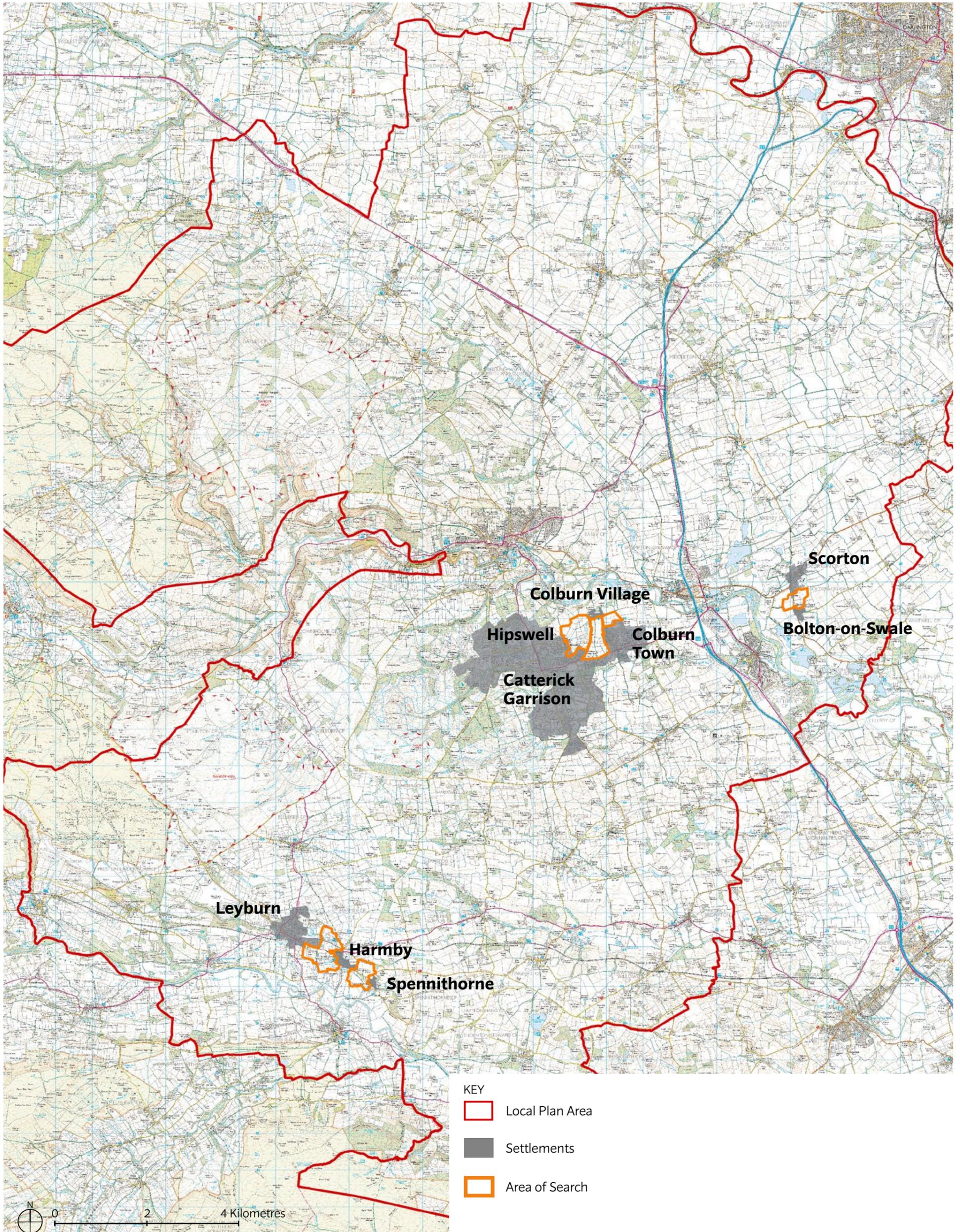
3.5.10 The visual appraisal identifies varying visibility of the site in short and long-distance views, due to the gently rising landform and woodland cover. Overall, the appraisal concludes that the site is of generally **medium** visual sensitivity, due to the panoramic views experienced from Richmond and considering the rising landform of the site.



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## Landscape and Visual Capacity Assessment

- 3.5.11 This appraisal finds that there is generally **medium** landscape and visual sensitivity across the site and concludes that there is potential for the proposed military development to be accommodated across the site whilst conserving key landscape features such as the woodland edges and blocks in the south of the site.
- 3.5.12 The site is assessed as having a **medium** capacity to accommodate the type and scale of development outlined in the potential development scenario without compromising landscape character, subject to the following recommended landscape and visual mitigation principles:
- Retention and enhancement of the woodland and boundary vegetation as part of a local green infrastructure network and to maintain local enclosure and filtered views;
  - Design of an appropriate development layout across the sloping landform and use locally appropriate building heights in order to retain the overall wooded character of Catterick Garrison and limit visibility of the development;
  - Use of appropriate building materials, height, density and scale of development in order to limit visibility of built form;
  - Create an appropriate layout that incorporates the Officer's Mess building and does not impinge on views.



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## 4.0 SETTLEMENT GAPS

### 4.1 Colburn Town, Colburn Village, Hipswell and Colburn Albermarle

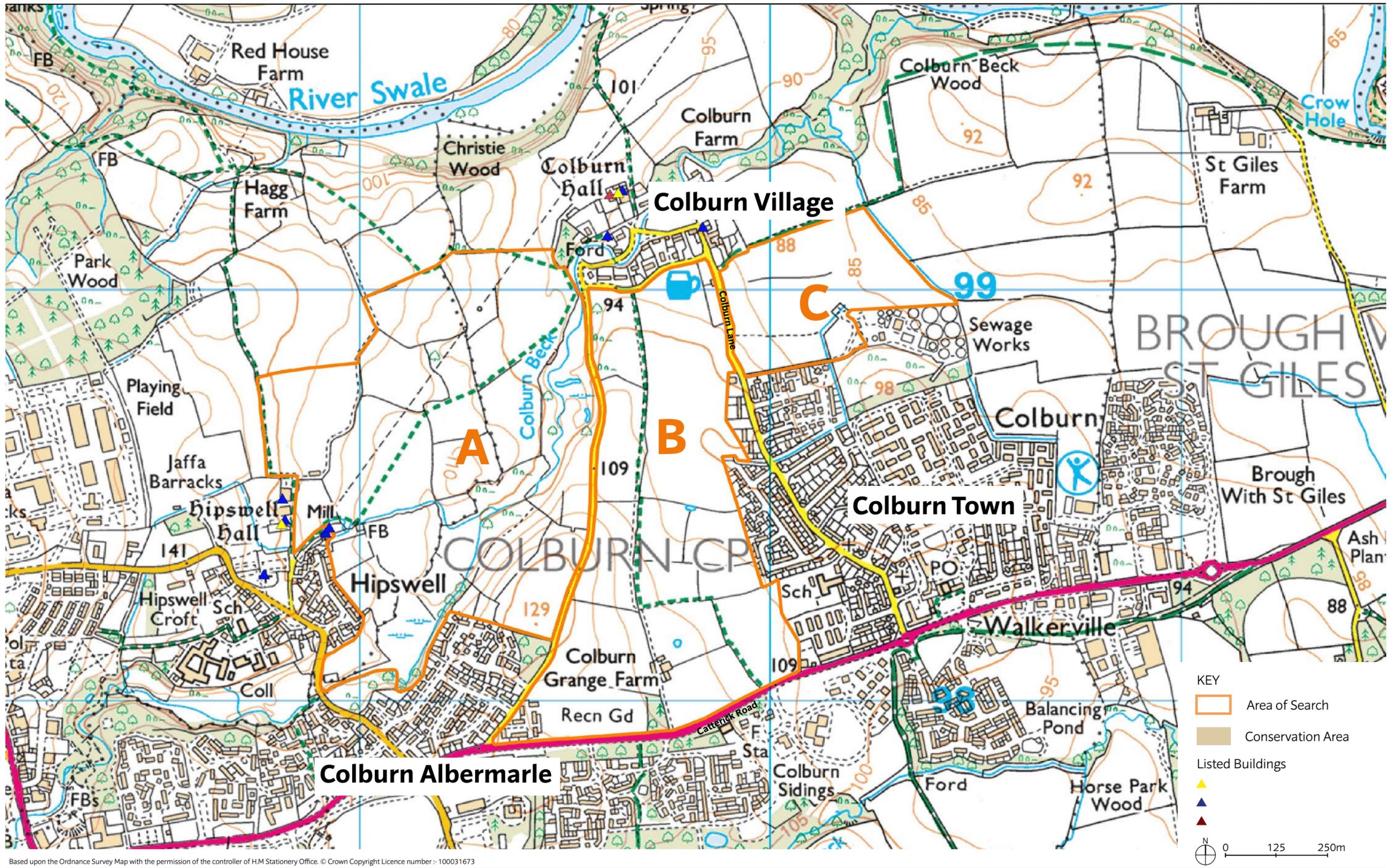
#### Landscape Context

- 4.1.1 The settlements of Colburn Village and Hipswell are located to the north-east of Catterick Garrison. Colburn Albermarle and Colburn Town form part of the eastern extent to Catterick Garrison, along Catterick Road (see **Figure 4.1**). The area of search for the potential gap identified by the Council comprises three land parcels between the settlements to the north of Catterick Road (A6136) as shown on **Figures 4.2a** and **4.2b**:
- Parcel A comprises the open landscape between Colburn Village, Hipswell and Colburn Albermarle
  - Parcel B comprises the open landscape between Colburn Village, Colburn Town and Colburn Albermarle
  - Parcel C comprises the open landscape between Colburn Village and Colburn Town
- 4.1.2 The area of search is located within the Moors Fringe Local Landscape Character Type (LLCT B) and the Colburn Fringe Landscape Character Area (LCA B10) identified by the Richmondshire Landscape Character Assessment (see **Volume 1**). The key characteristics of LLCT B and LCA B10 shared with the local landscape within the area of search include an irregular field pattern and scattered trees with settlement edges as visible features in the landscape. Settlement expansion is identified as a force for change in LCA B10. The guidance for managing landscape change within LLCT B identifies a need to ensure the visual unity of settlements and to protect historic features.
- 4.1.3 Parcels A and B are located within Land Parcel CG2 of the Catterick Garrison Settlement Fringe Assessment (see **Section 2.1**). The key landscape characteristics of Land Parcel CG2 within the area of search include the locally distinctive undulating landform and riparian vegetation around Colburn Beck that contributes to intimate field structure, the textured and integrated settlement edge of Hipswell and historic village character of Colburn Village.
- 4.1.4 Parcel C is located within Land Parcel CG3 of the Catterick Garrison Settlement Fringe Assessment (see **Section 2.1**). The key landscape characteristics of Land Parcel CG3 within the area of search include gently sloping landform, with a linear field pattern defined by fragmented hedgerow boundaries that contain a variety of trees.

- 4.1.5 Colburn Town, Hipswell and Scotton, containing the Catterick Garrison main military site are collectively known as Catterick Garrison<sup>28</sup>, which evolved through the growth of military facilities that have coalesced with these settlements since the Garrison was established in 1915. The Core Strategy highlights that *'the agricultural countryside north of Catterick Road between Colburn Town, Colburn Village and Hipswell contributes to the overall openness of Catterick Garrison and acts as a buffer to the old village of Colburn and the landscape assets north of the River Swale'*. Core Policy CP12 of the Core Strategy identifies the agricultural countryside between Colburn Town, Colburn Village and Hipswell as forming part of the green infrastructure network of the plan area.
- 4.1.6 **Colburn Albermarle** comprises suburban housing through cul-de-sac development north and south of Catterick Road, off Albermarle Drive and Horseshoe Close respectively. The suburban extensions are of limited historic or architectural interest. The settlement edge is largely contained by tree planting, particularly the wide buffer south of Catterick Road.
- 4.1.7 As shown on **Figure 4.2a**, **Colburn Town** is the largest of the three individual settlements, which forms part of Catterick Garrison. It comprises substantial estates of relatively high-density housing with buildings of varied sizes and styles developed in phases since the mid-20<sup>th</sup> century. The settlement includes a primary school, health centre, industrial estate, business park, library, shops and leisure centre. Colburn Town is of limited historic or architectural interest.
- 4.1.8 **Colburn Village** is a separate, small settlement to the north. The village has a distinctive historic identity with a small number of houses set within large gardens, Colburn Hall and a pub focused around the small wooded stream of Colburn Beck. As shown on **Figure 4.2a**, there are several Listed Buildings of historic and architectural interest.
- 4.1.9 **Hipswell** is a village with a distinctive identity that forms a suburb of Catterick Garrison, comprising an expanded village centre around Hipswell Road with traditional stone properties and central church with large cemetery. The settlement includes primary school, secondary school and recreation grounds. As shown on **Figure 4.2a**, there are several Listed Buildings of historic and architectural interest in the north of the village.

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<sup>28</sup> Para 2.4 Richmondshire Local Plan 2012-2028 Core Strategy



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**Landscape Analysis** (see **Figures 4.2a** and **4.2b**)

<b>Criteria</b>	<b>Parcel A (Colburn Village – Hipswell – Colburn Albermarle)</b>
<b>Topography</b>	This is largely a gently sloping landscape that becomes more undulating around the local valley of Colburn Beck. The top of the slopes form the north edge of Colburn Albermarle. Moderate slopes form the east valley sides, rising to approximately 129m AOD on the local hilltop. Contours gently slope down in a south-north direction from the edge of Colburn Albermarle to approximately 95m AOD on the south edge of Colburn Village. Landform rises more gently to the west of the beck, to approximately 125m AOD at Hipswell Hall.
<b>Vegetation</b>	Vegetation comprises of a mixture of pastoral and arable fields, with hedgerow boundaries, occasional hedgerow trees, roadside boundary trees, riparian shrubs and trees and small areas of woodland including on the west edge of Colburn Village and west edge of Colburn Albermarle. Field sizes are generally large to medium, with smaller fields to the north of Colburn Albermarle and east of Hipswell. Field boundaries around larger fields are predominantly defined by trimmed hedgerow boundaries with few hedgerow trees. Hedgerow and riparian trees create a more intricate pattern through the valley of Colburn Beck between Hipswell and Colburn Albermarle.
<b>Land Uses</b>	The principal land use is agriculture. The fields, hedgerows and tree boundaries all contribute to the setting and separate, distinctive identities of Hipswell and Colburn Village.
<b>Access and Movement</b>	There is a single footpath that links in a south-west/north-east direction through the centre of the land parcel, between the villages. This forms part of a network of footpaths that link between the Swale valley and Catterick Garrison. An unnamed road forms the east edge of the parcel with Parcel B and connects between Colburn Albermarle and Colburn Village.
<b>Visual Characteristics</b>	The vegetation cover and landform contribute to varied visibility across this land parcel. Open views are often available across the landscape, particularly looking north and east from higher topography across the large fields. Richmond is visible on rising landform to the north. Visibility is more limited in the valley landscape, where tree and hedgerow boundaries and riparian vegetation contain views within the small-scale field structure. The settlement edges are generally well-contained by tree boundaries and views of built form are filtered.
<b>Sense of leaving from/arrival to a settlement</b>	There is a relatively abrupt transition between the settlement edge and open countryside along the unnamed road, on the north edge of Colburn Albermarle. The approach to Colburn Village is along a narrow country lane, with hedgerow boundaries that contribute to the secluded approach to the rural settlement. The approach to Colburn Albermarle, from Colburn Village, is filtered and the settlement edge is well-integrated. There is a narrow transition between Hipswell and Colburn Albermarle along Hipswell Road, across the valley of Colburn Beck. The small-scale field pattern and vegetation create an intimate, rural character within the gap between these settlements.

<b>Criteria</b>	<b>Parcel B (Colburn Village - Colburn Town – Colburn Albermarle)</b>
<b>Topography</b>	This is a gently sloping landscape, continuing in a north-east direction from Parcel A down to approximately 100m AOD on the edge of Colburn Town. The rising slopes encompass the south of Colburn Village.
<b>Vegetation</b>	Vegetation comprises of a mixture of pastoral and arable fields, with hedgerow boundaries, scattered field and hedgerow trees, roadside boundary trees and a small block of woodland on the south edge. Field sizes are generally large to medium, with smaller horse paddocks in the south. Field boundaries are predominantly defined by trimmed hedgerow boundaries with few hedgerow trees. Robust tree belts form the roadside boundary to the south of Catterick Road. Colburn Village is set within the locally wooded landscape that extends along the length of Colburn Beck from the west of the village, north-east to the edge of the River Swale. These trees provide a backdrop to the village and link with hedgerows to the south, east and west of the settlement.
<b>Land Uses</b>	The principal land use within this land parcel is agriculture. The fields, hedgerows and tree boundaries contribute to the setting and separate identities of the settlements. Colburn Grange Farm is located towards the south of the potential gap and comprises of a farmhouse with surrounding traditional and modern barns of varying sizes, hardstanding and horse paddocks. Colburn Town forms an exposed and conspicuous residential edge to the east of the land parcel.
<b>Access and Movement</b>	There is a single footpath that links north-south through the centre of the land parcel, between Catterick Road and Colburn Village. Several footpaths link in other directions from Colburn Village, connecting with Hipswell and to the Coast to Coast route along the upper slopes of the River Swale. Colburn Lane and an unnamed road link in a north-south direction through the east and west respectively of the potential gap, providing access through Colburn Town and along the edge of Colburn Albermarle to Colburn Village.
<b>Visual Characteristics</b>	<p>The vegetation cover and landform contribute to varied visibility across this land parcel and the adjacent landscape. Open views are generally available across the landscape, particularly looking downslope from higher topography in the south and west, across the large fields. Hedgerow and tree boundaries, particularly along the roads, often obscure close views into the parcel from the adjacent parcels and settlement areas, and views are limited to through field access points. Rising slopes enclose views south from Colburn Village and there are no views of Colburn Town, Colburn Albermarle or Hipswell.</p> <p>Long, open views are characteristic of this parcel. Users of the footpath experience open views across the adjacent fields. Long distance views are available north across the Swale valley, towards Richmond on rising topography to north and to the east over the rooftops of Colburn Town towards the vale landscape. The urban edge of Colburn Town is conspicuous in these views as there is limited vegetation cover. The edge of Colburn Albermarle is generally less conspicuous due to mature tree boundaries. Recent development east of the junction of Catterick Road and unnamed road to Colburn Village forms a more abrupt settlement edge on the upper slopes of the parcel. Richmond is clearly visible on</p>

	rising topography, in distant views north from Catterick Road and the public footpath.
<b>Sense of leaving from/arrival to a settlement</b>	Travelling along Catterick Road, treed roadsides and agricultural land to the north create a sense of separation between Colburn Albermarle and Colburn Town. Road lighting and signs contribute to the suburban character that continues between the settlements. Access roads and associated roundabouts for the recent development south of Catterick Road impinge on the perceived gap. Roadside tree shelterbelts predominantly screen this development. However, it is evident that built form continues along the south of Catterick Road between the settlements. Whilst there is a sense of separation of the two settlements, there is not a distinct entrance to either settlement.

<b>Criteria</b>	<b>Parcel C (Colburn Town – Colburn Village)</b>
<b>Topography</b>	This is a gently sloping landscape, continuing in a north-east direction from Parcel B to approximately 80m AOD at the tributary stream that meets Colburn Beck in woodland to the north-east of Colburn Village.
<b>Vegetation</b>	Vegetation within the land parcel comprises of a single, large arable field with partial internal boundaries formed of trees and shrubs. The roadside boundary is defined by a trimmed hedgerow boundary with individual trees. The north field boundary is a low hedgerow and to the east the hedgerow contains several trees.
<b>Land Uses</b>	The principal land use within this potential gap is agriculture. Water treatment works to the south are obscured by vegetation.
<b>Access and Movement</b>	There is a public bridleway along the north edge of the land parcel, linking east from Colburn Village along the River Swale. Colburn Lane links in a north-south direction along the west edge of this land parcel, providing access between Colburn Town and Colburn village.
<b>Visual Characteristics</b>	Due to the gapped field boundaries and flat landform, open views are generally available across the landscape, particularly looking north from the edge of Colburn Town and east along the Swale valley. Hedgerow and tree boundaries, particularly along the roads, often obscure close views into the fields. The edge of Colburn Village is generally screened by boundary trees. Properties on the edge of Colburn Town are more visible.  Users of the bridleway experience open views of the Swale valley landscape. Trees and hedgerows occasionally close down views.
<b>Sense of leaving from/arrival to a settlement</b>	There is a relatively abrupt transition between the settlement edge and open countryside on the north edge of Colburn Town. The approach to Colburn Village is along a narrow country lane, with hedgerow boundaries that contribute to the secluded approach to the rural settlement. There is a marked change in character between the suburban edge of Colburn Town and nestled, rural edge of Colburn Village.

## Assessment of Landscape Function

### Parcel A (Colburn Village – Hipswell – Colburn Albermarle)

- 4.1.10 The sloping landform and open character of the fields contribute to the rural setting and separation of the Colburn Village, Hipswell and Colburn Albermarle. The separate settlement identities are apparent in open views across the landscape; whereby the edge of Hipswell is well-integrated and Colburn Village is nestled amongst trees on lower slopes. The sense of separation between Hipswell and Colburn Albermarle is maintained by the locally distinctive vegetation cover along Colburn Beck and small-scale field pattern.
- 4.1.11 In conclusion, the landscape forming the gap between Colburn Village, Hipswell and Colburn Albermarle is assessed overall as having a **significant** function and role to play in contributing to the separate identity of these settlements, particularly maintaining the historic identity of Colburn Village and Hipswell. There is a small area on the north edge of Colburn Albermarle that does not significantly contribute to the function and role of the settlement gap, due to surrounding distinctive vegetation cover that maintains separation between the settlement areas.

### Parcel B (Colburn Village - Colburn Town – Colburn Albermarle)

- 4.1.12 The sloping landform and open character of the fields contribute to the rural setting and separation of Colburn Village, Colburn Town and Colburn Albermarle. The separate settlement identity of Colburn Village is distinct as it is located on lower slopes and encompassed by tree vegetation, that limits intervisibility between the settlement edges. However, the separation between Catterick Garrison and Colburn Town is less distinct along Catterick Road, where the settlement identities have begun to merge due to suburban elements and development to the south that have started to close the perceived gap.
- 4.1.13 In conclusion, the landscape forming the gap between the four settlement areas of Colburn Village, Colburn Town, Hipswell and Colburn Albermarle is assessed overall as having a **significant** function and role to play in contributing to the separate identity of these settlements, particularly through the north of the land parcel to maintain the distinctive identity of Colburn Village. There is a small area in the south-west of the land parcel that does not significantly contribute to the function and role of the settlement gap, due to landform and vegetation cover that maintain separation between the settlement areas.

### Parcel C (Colburn Town - Colburn Village)

- 4.1.14 The open character of the landscape and tree boundaries to Colburn Village contribute to the rural setting and separation of Colburn Town and Colburn Village. The separate settlement identities are apparent in open views across the landscape; whereby Colburn Village is nestled amongst woodland and trees and the edge of Colburn Town is more abrupt.
- 4.1.15 In conclusion, the landscape forming the gap between Colburn Town and Colburn Village is assessed overall as having a **significant** function and role to play in contributing to the separate identity of these settlements, particularly through the north of the land parcel.

## Recommendation

- 4.1.16 It is **recommended** that it would be desirable to consider designation of a Settlement Gap between Colburn Village, Colburn Town, Hipswell and Colburn Albermarle in the new Local Plan to help (i) protect the rural landscape setting and separate distinctive identities of Colburn Village and Hipswell by avoiding their coalescence with each other and with Colburn Town and Colburn Albermarle; and (ii) retain the existing settlement pattern by maintaining the openness of the land. The general extent of the potential Settlement Gap is indicated on **Figure 4.2b**.



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## 4.2 Leyburn and Harmby

### Landscape Context

- 4.2.1 The settlements of Leyburn and Harmby are located in the south of Richmondshire (see **Figure 4.1**). The area of search for the potential gap identified by the Council is shown on **Figures 4.3a** and **4.3b**.
- 4.2.2 The area of search forms the transitional landscape between the Moors Fringe and Broad Valley Local Landscape Character Types (LLCT B and E respectively) identified by the Richmondshire Landscape Character Assessment (see **Volume 1**). It is within the Stainton Fringe Landscape Character Area (LCA B14) and Leyburn Broad Valley Landscape Character Area (LCA E6).
- 4.2.3 The key characteristics of LLCT B and LCA B14 shared with the local landscape within the area of search include gently sloping landform with dispersed vegetation and settlement pattern within an agricultural landscape delineated by stone wall boundaries. The guidance for managing landscape change within LLCT B identifies a need to conserve strong patterns of dry-stone walls, encourage built form that reflects the characteristic settlement pattern of small villages and protect the pastoral character.
- 4.2.4 The key characteristics of LLCT E and LCA E6 shared with the local landscape within the area of search include gently sloping valley slopes, with ridgeline villages, small-scale, intimate field pattern and wide valley views. The guidance for managing landscape change within LLCT E identifies a need to conserve distinctive field patterns and stone wall boundaries, protect setting of halls and conserve open valley views.
- 4.2.5 The area of search is also located within Land Parcels L2 and L3 of the Leyburn Settlement Fringe Assessment (see **Section 2.3**). The key landscape characteristics of L2 within the area of search include well-integrated settlement edges, a simple and peaceful rural landscape, generally well-maintained dry-stone walls and woodland edges and panoramic valley views. The key landscape characteristics of L3 within the area of search include open valley slopes with dispersed, intricate vegetation pattern, formal and woodland planting that encloses Cliff Lodge and forms the south-east of edge of Leyburn, strong rural character and expansive valley views.
- 4.2.6 Leyburn is identified in The Core Strategy as 'Local Service Centre'. It is a market town that serves a wide rural catchment through Lower Wensleydale and Upper Swaledale. It is also noted for retaining *"its character and sense of place"*. *"The villages and countryside beyond continue to reflect their high-quality settings..."*<sup>29</sup> Harmby is identified as a 'Secondary Service Village' that supports the rural community. The Core Strategy highlights the need to *"balance [the] development opportunities with the need to protect the separation of Leyburn and Harmby"*. The Lower Wensleydale Spatial Strategy includes the separation of Leyburn. Core Policy CP12 of the Core Strategy identifies the gap between Leyburn and Harmby as forming part of the green infrastructure network of the plan area.

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<sup>29</sup> The Core Strategy – Vision for 2028 pg.12

- 4.2.7 As shown on **Figure 4.3a**, **Leyburn** is the largest of the two settlements. It is a market town, central to the local agricultural economy and a popular tourist destination. The settlement has expanded from the cross-roads in the town centre. It comprises traditional, stone-built form through the town centre and generally low-density residential estates with housing of varying sizes and styles developed in phases since the mid-20<sup>th</sup> century. The settlement includes primary schools and a secondary school, medical centre, police station, variety of independent shops, pubs and bars, event/exhibition venue and industrial/business estate. As shown on **Figure 4.3a** part of Leyburn is designated as a Conservation Area and there are several Listed Buildings of historic and architectural interest.
- 4.2.8 **Harmby** is a small settlement with distinctive historic core of stone-built properties set back behind stone walls along Hill Foot and traditional pub on the junction with Harmby Road. More recent expansion to the south-east comprises bungalows with small gardens. The churchyard and recreation ground form the south of the village.

### **Landscape Analysis** (see **Figures 4.3a** and **4.3b**)

#### **Topography**

- 4.2.9 This is a gentle to moderate sloping landscape, that forms the valley slopes of the River Ure. Land slopes south from approximately 190m AOD to approximately 120m AOD on the edge of the lower valley slopes. The hillside continues to rise to the north and forms a backdrop to the settlements.

#### **Vegetation**

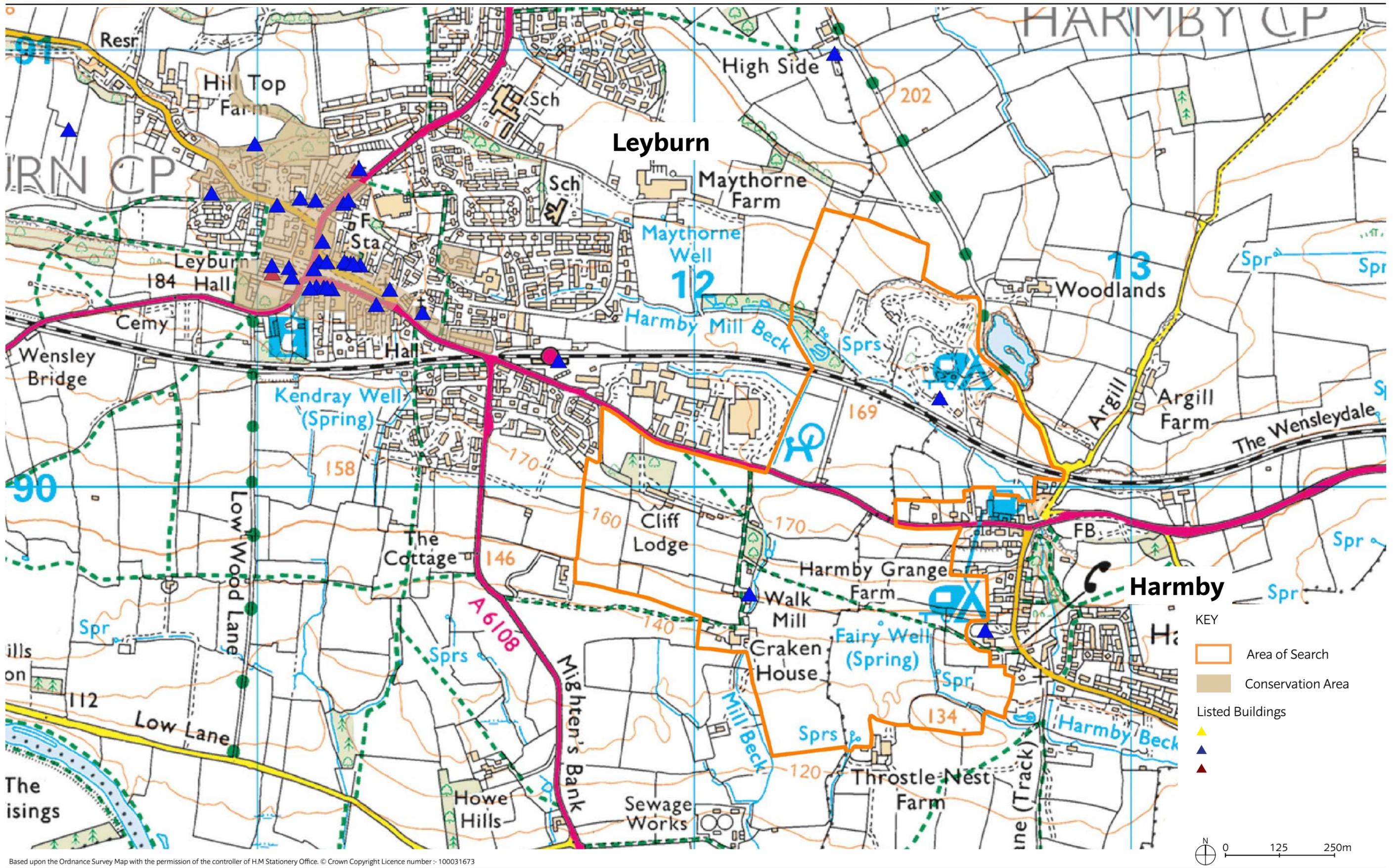
- 4.2.10 Vegetation comprises of predominantly pastoral fields with trees in stone wall and occasional hedgerow boundaries. Woodland encompasses the holiday park and extends along the railway in the north of the area of search. Smaller woodland blocks and tree belts define the boundaries to the parkland and gardens at Cliff Lodge on the south-east of Leyburn. Tree boundaries screen the edge of Leyburn to the west and scattered trees and hedgerow boundaries form a well-integrated edge to Harmby in the east.

#### **Land Uses**

- 4.2.11 The principal land use is agriculture. Stone-wall and occasional hedgerow boundaries define an intricate, generally small-scale pattern. A small, holiday park of static units is secluded in the north of the area of search. A small business park forms the east edge of Leyburn. Cliff Hall is a prominent manor house within formal gardens and parkland on the south-east edge of Leyburn.

#### **Access and Movement**

- 4.2.12 Harmby Road passes through the area of search, connecting east-west between Leyburn and Harmby. There are footpaths through the south of the area of search, which link between local roads and settlements and through the wider valley.



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## Visual Characteristics

- 4.2.13 Vegetation cover and landform contribute to varied visibility across the area of search, with more enclosed views in proximity to woodland areas. There are expansive views south, across the lower slopes and valley, towards the rising south valley sides and moors tops. In views from the south valley slopes, the area of search forms a distinctive break between the settlement areas. The vegetation combines to form a wooded backdrop to open fields and filter views of existing built form on the east of Leyburn.

## Sense of leaving from/arrival to a settlement

- 4.2.14 Travelling along Harmby Road, the increase in tree cover at the edge of Leyburn filters views of built form and provides a soft settlement edge. Leaving Leyburn; there is an abrupt change from the tree vegetation to wide, open views of the pastoral fields with undeveloped skylines. Vegetation around the west edge of Harmby also provides a soft settlement edge, which gradually reveals built form on the west edge of the village. Similarly, leaving Harmby, expansive views immediately open up across the valley towards hills to the south. Parts of Leyburn are visible, on rising land to the west.

## Assessment of Landscape Function

- 4.2.15 The sloping landform and expansive valley views contribute to the rural setting and separation of Leyburn and Harmby. The separate settlement identities are apparent in long-distance views from the south, whereby the larger town of Leyburn sprawls between woodland and lower density, dispersed properties of Harmby are nestled between trees on gentle slopes. The sense of separation is enhanced by the open character of the fields and well-vegetated settlement edges.
- 4.2.16 In conclusion, the landscape forming the gap between Leyburn and Harmby is assessed overall as having a **significant** function and role to play in contributing to the separate identity of these settlements.

## Recommendation

- 4.2.17 It is **recommended** that it would be desirable to consider designation of a Settlement Gap between Leyburn and Harmby in the new Local Plan to help (i) protect the rural landscape setting and separate distinctive identities of Leyburn and Harmby, by avoiding coalescence; and (ii) retain the existing hierarchy of settlement pattern by maintaining the openness of the land. The general extent of the potential Settlement Gap is indicated on **Figure 4.3b**.



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## 4.3 Harmby and Spennithorne

### Landscape Context

- 4.3.1 The settlements of Harmby and Spennithorne are located in the Lower Wensleydale area of Richmondshire (see **Figure 4.1**). The area of search for the potential gap identified by the Council is shown on **Figures 4.4a** and **4.4b**.
- 4.3.2 The area of search is located within the Broad Valley Local Landscape Character Type (LLCT E) and the Leyburn Broad Valley Landscape Character Area (LCA E6) identified by the Richmondshire Landscape Character Assessment (see **Volume 1**). The key characteristics of LLCT E and LCA E6 shared with the local landscape within the area of search include gently sloping, low-lying, rural farmland with low woodland cover that creates an intimate field pattern in places, and wide views across the valley. The guidance for managing landscape change within LLCT E identifies a need to conserve key habitats and landscape features, conserve distinctive field patterns, protect the setting of halls and manor houses and conserve open views along and across the valley.
- 4.3.3 Harmby and Spennithorne are identified in the Local Plan Core Strategy as 'Secondary Service Villages' that support the rural community in Lower Wensleydale.
- 4.3.4 As shown on **Figure 4.4a**, **Harmby** is the larger of the two settlements. It is a small village with distinctive historic core of stone-built properties set back behind stone walls along Hill Foot and traditional pub on the junction with Harmby Road. More recent expansion to the south-east comprises bungalows with small gardens. The churchyard and recreation ground form the south of the village.
- 4.3.5 **Spennithorne** is a small, nucleated village on lower slopes, south-east of Harmby. It has a distinctive historic identity with stone-built cottages clustered along the main road, flanked by Thorney Hall in formal, wooded grounds on the west edge and Spennithorne Hall in walled grounds to the south. The settlement includes a primary school, pub and prominent church.

### Landscape Analysis (see **Figures 4.4a** and **4.4b**)

#### Topography

- 4.3.6 This is a gently sloping, low-lying landscape that forms part of the tributary valley landscape around the confluence of Harmby Beck and Spennithorne Beck, as they flow south into the River Ure. Landform begins to rise gently north-west through Harmby and more steeply to the south-east of Spennithorne.

#### Vegetation

- 4.3.7 This is a locally wooded, agricultural landscape, comprising of small woodland blocks and parkland trees around Thorney Hall, riparian woodland along Harmby Beck, tree boundaries to the cemetery on the south edge of Harmby and woodland edges north of Spennithorne. The intricate vegetation structure creates an intimate field pattern in places. Roadside and boundary trees contribute to well-integrated settlement edges.

## Land Uses

- 4.3.8 This is an agricultural landscape that is influenced by parkland features of Thorney Hall. Tree boundaries and woodland edges contribute to the setting and separate identities of the settlements. Thorney House comprises an isolated cluster of farm buildings including stone farmhouse in the more open fields in the north of the area of search. Recent residential development has taken place on the junction of Hill Foot and West Moor Lane, on the north edge of Spennithorne.

## Access and Movement

- 4.3.9 There is a single public footpath in this area of search, linking from the south-west edge of Spennithorne south into the footpath network through the valley. Hill Foot (road) connects between the two villages, continuing north through Harmby to Leyburn.

## Visual Characteristics

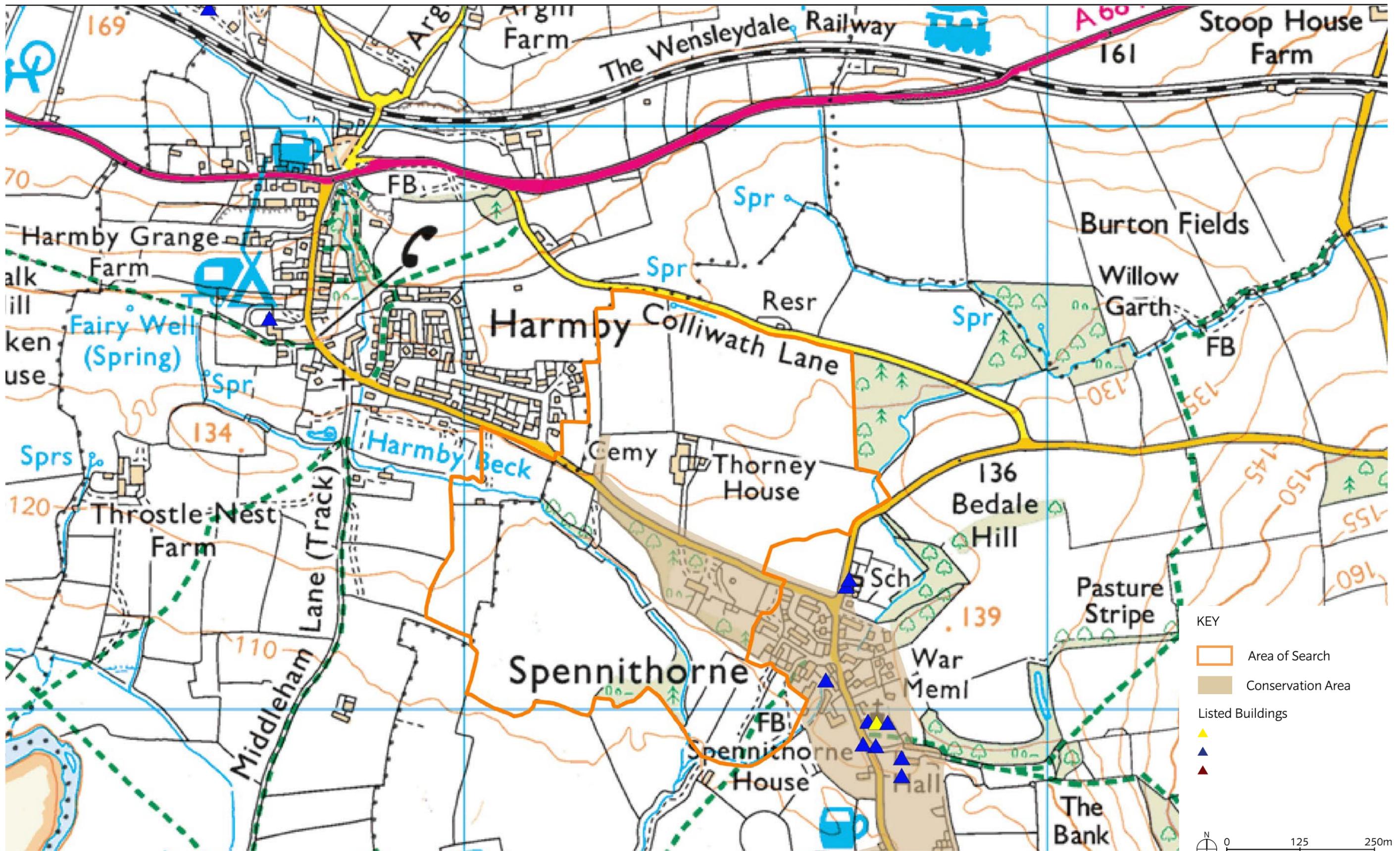
- 4.3.10 The vegetation pattern combines with the low-lying topography and creates a locally enclosed visual character, particularly to the south of the area of search. More open views are experienced across the larger fields in the north of the area, and the hills to the south of the valley form a distinctive backdrop. In views from the south valley slopes, the area of search forms a wooded landscape that separates Harmby, which is conspicuous on the valley slopes and Spennithorne, which is more secluded within the treed landscape. Thorney Hall stands from the pastoral landscape, with a wooded backdrop.

## Sense of leaving from/arrival to a settlement

- 4.3.11 Density and height of properties gradually decreases along the south edge of Harmby and there are open views of the valley, with no development to the south of Hill Foot. The edge of the village is identified by the cemetery with robust woodland edge and increasing tree cover to the south of the road. The road between Harmby and Spennithorne is enclosed by trees, with glimpses into adjacent fields. Properties in Spennithorne gradually become visible between trees. There is a marked change in character between the settlement edges and landscape between.

## Assessment of Landscape Function

- 4.3.12 The woodland and parkland vegetation that frames the agricultural landscape contributes to the rural setting and separation of Harmby and Spennithorne. The separate settlement identities are apparent in expansive views of the valley; whereby Harmby is more exposed on valley slopes with dispersed vegetation and Spennithorne is nestled within a wooded landscape. The sense of separation is enhanced by roadside trees that define this change in character when moving between the settlements.
- 4.3.13 In conclusion, the landscape forming the gap between Harmby and Spennithorne is assessed overall as having a **significant** function and role to play in contributing to the separate identity of these settlements. There are two areas on the south-east edge of Harmby and south-west of Spennithorne that do not significantly contribute to the function and role of the settlement gap, due to surrounding distinctive vegetation cover that maintains separation between the settlement areas.



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## Recommendation

- 4.3.14 It is **recommended** that it would be desirable to consider designation of a Settlement Gap between Harmby and Spennithorne in the new Local Plan to help (i) protect the rural setting and separate distinctive identities of the dispersed valley settlements, by avoiding coalescence with each other; and (ii) retain the existing settlement pattern by maintaining the woodland setting. The general extent of the potential Settlement Gap is indicated on **Figure 4.4b**.



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## 4.4 Scorton and Bolton-on-Swale

### Landscape Context

- 4.4.1 The settlements of Scorton and Bolton-on-Swale are located in the east of Richmondshire (see **Figure 4.1**). The area of search for the potential gap identified by the Council is shown on **Figures 4.5a** and **4.5b**.
- 4.4.2 The area of search forms the transitional landscape between the Broad Valley and Vale Local Landscape Character Types (LLCT E and F respectively) identified by the Richmondshire Landscape Character Assessment (see **Volume 1**). It is within Brompton-on-Swale East Broad Valley Landscape Character Area (LCA E5) and Moulton Vale Landscape Character Area (LCA F4).
- 4.4.3 The key characteristics of LLCT E and LCA E5 shared with the local landscape within the area of search include broad, low-lying landform, distinctive farmland with low woodland cover and large fields, areas of extraction and hierarchy of dispersed settlements. The guidance for managing landscape change within LLCT E identifies a need to conserve natural floodplain features, conserve key landscape features and conserve open views across the floodplains.
- 4.4.4 The key characteristics of LLCT F and LCA F4 shared with the local landscape within the area of search include low-lying, gently undulating landform, dispersed vegetation cover, medium- to large-scale field pattern, strong sense of tranquillity and expansive views across the vale.
- 4.4.5 Part of the area of search is also within Land Parcels S2 and S3 of the Scorton Settlement Fringe Assessment (see **Section 2.6**). The key landscape characteristics of S2 within the area of search include well-integrated settlement edges, a calm, rural landscape with strong levels of tranquillity, robust riparian vegetation in generally good condition and undeveloped skylines. The key landscape characteristics of S3 within the area of search include a simple, rural landscape that is intruded upon by nearby extraction works, recent shelterbelt vegetation that contributes to filtering of the settlement edge and open fields with long views.
- 4.4.6 Scorton is identified in the Core Strategy as a 'Primary Service Village'. As shown on **Figure 4.5a**, **Scorton** is the larger of the two settlements. It is a small village, with the historic core established around a raised green and is designated as a Conservation Area with several Listed Buildings of historic and architectural interest. The south of the village comprises more recent, relatively low-density residential development with recreational green space and primary school.
- 4.4.7 **Bolton-on-Swale** is a small village with distinctive historic core around the church and enclosed grounds of Bolton Hall. There has been limited modern development, comprising single properties in large plots to the north of the village. Large farm buildings characterise the north-east of the village. As shown on **Figure 4.5a** much of the village is designated as a Conservation Area and there are several Listed Buildings of historic and architectural interest.

## **Landscape Analysis** (see **Figures 4.5a** and **4.5b**)

### **Topography**

- 4.4.8 This is a predominantly flat landscape that forms the east of the wide floodplain of the River Swale. Bolton Beck flows through the east edge of the area of search.

### **Vegetation**

- 4.4.9 Vegetation comprises a mixture of large pastoral and arable fields with hedgerow boundaries and scattered trees. A robust line of trees and shrubs follows the source of Scorton Beck along the east edge of the area of search. There is a small woodland block on the north edge of Bolton-on-Swale and recent block of tree and shrub vegetation on the south-west edge of Scorton, adjacent to the cemetery. Tree boundaries define the southern perimeter of Scorton.

### **Land Uses**

- 4.4.10 The principal land use within this potential gap is agriculture. The fields, hedgerows and trees contribute to the setting and separate identities of the settlements. A small cemetery enclosed by trees is located on the southern edge of Scorton. Man-made bunds to the extraction works form the west edge of the area of search and movement of machinery is occasionally visible.

### **Access and Movement**

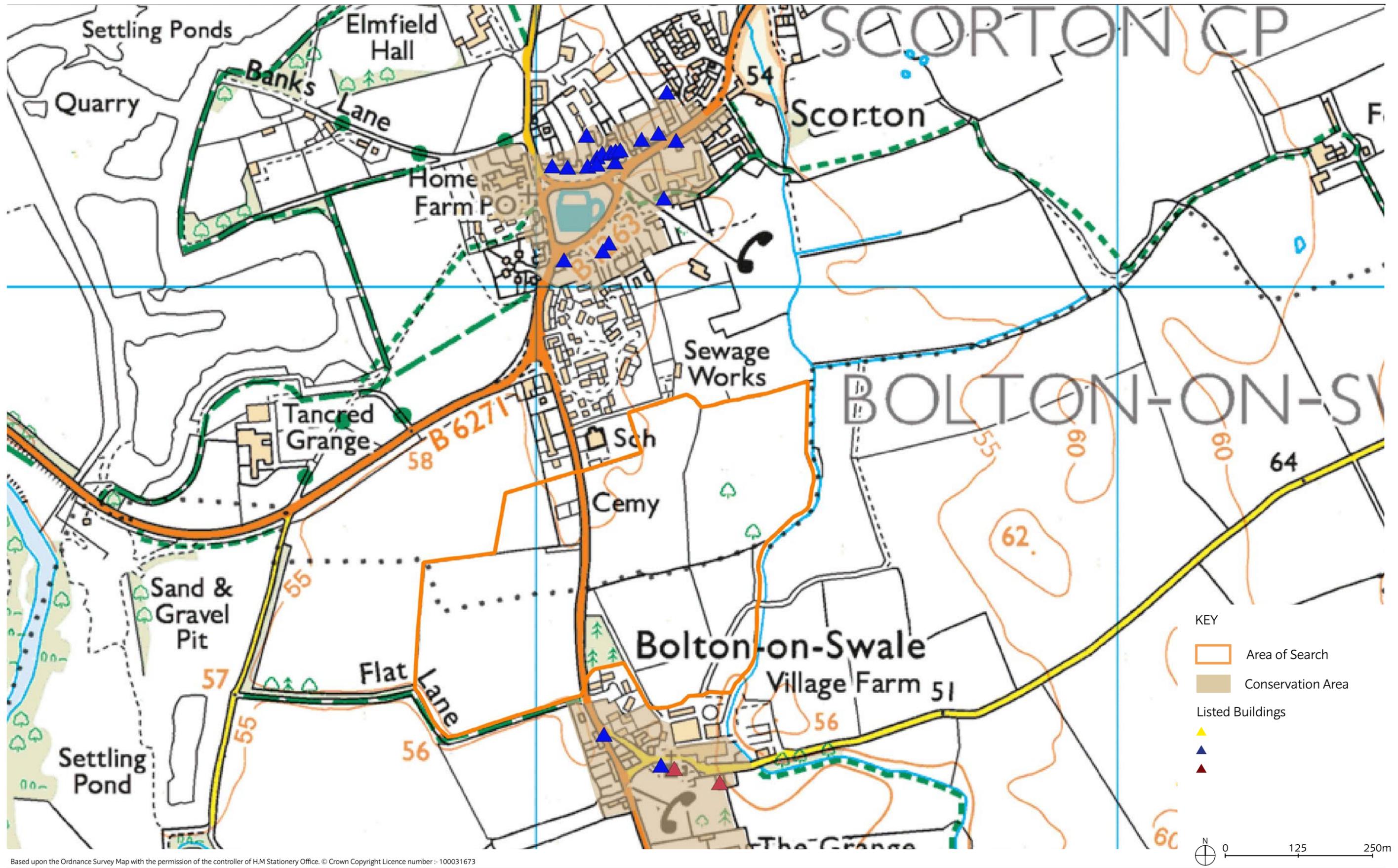
- 4.4.11 There is a public bridleway that links from the north edge of Bolton-on-Swale, which forms part of the way-marked Coast to Coast route and links to the wider public rights of way network. Bolton Road passes through the area of search, a connection north to south between Scorton and Bolton-on-Swale.

### **Visual Characteristics**

- 4.4.12 There are generally open views across the area of search due to large fields, flat topography and limited vegetation. Tree boundaries around the edge of Scorton filter and often screen views of built form. The north edge of Bolton-on-Swale is partly exposed, with low farm buildings visible across the fields. The woodland block on Bolton Road screens views of the houses within Bolton-on-Swale.

### **Sense of leaving from/arrival to a settlement**

- 4.4.13 Travelling along Bolton Road, tree boundaries and woodland screen the settlement edges. Glimpses of roofs are experienced on the approach to the settlements. There is a marked change in character between the settlement edges and landscape between.



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## Assessment of Landscape Function

- 4.4.14 The open, agricultural landscape and tree boundaries that form the settlement edges contribute to the rural setting and separation of Scorton and Bolton-on-Swale. The separate settlement identities are apparent in longer views; whereby properties on the west edge of Scorton are more visible particularly more recent development and Bolton-on-Swale is a smaller, clustered settlement with distinctive historic features. The sense of separation is enhanced by roadside hedgerows and edge of settlement trees and woodland.
- 4.4.15 In conclusion, the landscape forming the gap between Scorton and Bolton-on-Swale is assessed overall as having a **significant** function and role to play in contributing to the separate identity of these settlements.

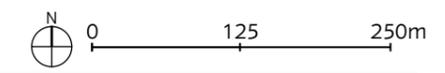
## Recommendation

- 4.4.16 It is **recommended** that it would be desirable to consider designation of a Settlement Gap between Scorton and Bolton-on-Swale in the new Local Plan to help (i) protect the rural setting and separate distinctive identities of the historic settlements, by avoiding coalescence with each other; and (ii) retain the existing settlement pattern by maintaining the openness of the land. The general extent of the potential Settlement Gap is indicated on **Figure 4.5b**.



**KEY**

- Area of Search
- General extent of potential gap



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## **5.0 RECOMMENDATIONS**

### **5.1 General**

5.1.1 This Landscape Sensitivity Study provides an in-depth understanding of the study area's landscapes that can assist in informing judgements and decisions concerning the management of landscape change.

5.1.2 In line with the National Planning Policy Framework, and consistent with best practice advocated by the Government's Planning Practice Guidance, it is recommended that Richmondshire District Council uses the findings of this study as set out below.

### **5.2 Local Plan Policy**

5.2.1 In conjunction with the findings of Volume 1 of the study, it is recommended that the findings of the Landscape Sensitivity Study should be used to inform Local Plan policy formulation and consideration of potential directions of growth and site allocations with regard to:

- Maintaining the dispersed and rural settlement character throughout the study area;
- Provision of accessible and biodiverse green infrastructure networks;
- Recognising the intrinsic value of landscapes in their own right, as well as landscapes that make a strong contribution to the historic significance and setting of heritage assets;
- Identifying opportunities for helping to protect and enhance local landscape distinctiveness through mitigation of development-led change and appropriate land management practices;
- Highlighting opportunities for restoring areas where the landscape character has been eroded or compromised by insensitive past development and/or inappropriate land management.

5.2.2 It is also recommended that the findings of the Settlement Gaps Assessment should be used to inform Local Plan policy formulation with respect to the potential designation of Settlement Gaps where it is considered desirable to help (i) protect the setting and separate distinctive identity of the settlements, by avoiding coalescence; and (ii) retain the existing settlement pattern by maintaining the openness of the land. Where appropriate, the identification and detailed mapping of Settlement Gap boundaries should follow easily identifiable, logical and, where possible, permanent features on the ground to ensure defensible boundaries over the plan period.

### **5.3 Development Management**

- 5.3.1 In conjunction with the findings of Volume 1 of the study, it is recommended that the findings of the Landscape Sensitivity Study should be used to support development management decisions with regards to informing the assessment of planning applications coming forward within the Local Plan area in respect of landscape impact and design considerations.
- 5.3.2 As the local planning authority, the Council should use the key landscape features identified in the Landscape Sensitivity Study to assist in the development control process. Development assessed as having potential to have a significant effect on key features may be a candidate for refusal or require planning conditions that ensure important features are not lost.
- 5.3.3 The Council should aim to avoid a standardised approach to design by using the Landscape Sensitivity Study to inform the process of negotiation between planning officers and developers. The local planning authority should seek to be proactive in specifying to developers how their proposals can be designed to reflect and enhance local landscape character. For example, officers may use the Landscape Sensitivity Study to (i) highlight to developers characteristic features of the landscape that should be considered for enhancement, restoration or conservation etc, and (ii) to identify specific criteria and landscape considerations that a development proposal should take account of prior to approval and subsequently be assessed against.
- 5.3.4 The local planning authority should, where appropriate, encourage developers to use local building materials, building styles, native species and other characteristic features and elements of a particular landscape to strengthen local distinctiveness.
- 5.3.5 Developers and other agents for change should be encouraged to adopt creative solutions to conserving and/or enhancing local landscape character and identify the means by which development and land management proposals might be successfully integrated into the existing landscape character. Consideration should be given to the scale of development, layout and relationship to existing development and field patterns. In addition to informing new development on greenfield sites, the Landscape Sensitivity Study should also be used to help identify opportunities for creating new landscapes and restoring habitats on previously developed brownfield sites that offer limited landscape features for new development to refer to.
- 5.3.6 The local planning authority should also consider the cumulative effects of small-scale development on landscape character. Incremental changes can gradually erode landscape character and local distinctiveness if the wider context of a development or land management initiative is not considered. The Landscape Sensitivity Study highlights key characteristics such as distinctive field patterns, features and settlement patterns that are particularly susceptible to incremental change. However, the Landscape Sensitivity Study should also be used to identify the means by which such developments may be successfully incorporated into the landscape and indeed enhance particular characteristics.

- 5.3.7 The Council should encourage developers to use the Landscape Sensitivity Study as a baseline for informing Environmental Impact Assessments of developments. The impact of development on key landscape features and characteristics should be assessed and where impacts are found to occur, scheme modification or mitigation measures should be required to remove or reduce potential adverse impacts.
- 5.3.8 The local planning authority and developers should give priority to protecting key landscape features. Wherever possible, opportunities to introduce new features should be identified to compensate for loss or degradation elsewhere. This might include ensuring that where a particular habitat or area of planting is lost as a result of development, habitat creation or planting is undertaken at a suitable location close by to offset the loss and provide a net environmental gain.
- 5.3.9 The Council should ensure that change is appropriate to landscape character. Proposals should be pursued that are appropriate for the features and characteristics that define local distinctiveness in a given landscape. Perceptual aspects such as tranquillity, remoteness and wilderness should also be considered.

#### **5.4 Landscape Assessment Toolkit**

- 5.4.1 It is recommended that Richmondshire District Council gives consideration to preparing a 'Landscape Assessment Toolkit' to provide a user guide to help planning officers, developers and other stakeholders effectively apply the findings of the study in assessing and shaping development proposals.
- 5.4.2 The Toolkit could take the form of a step-by-step guide, illustrated by case studies, for assessing landscape sensitivity to development proposals, developing appropriate landscape mitigation measures and identifying landscape enhancement opportunities, potentially using a set of landscape and visual sensitivity criteria in the form of a simple checklist to signpost users to relevant information in the study.
- 5.4.3 This could also involve making the key findings of the study available on an Interactive Mapping tool on the Council's website to provide a visual aid in the assessment of development proposals.

#### **5.5 Monitoring Landscape Change**

- 5.5.1 It is recommended that Richmondshire District Council gives consideration to monitoring landscape change to enable it to assess the practical effectiveness of Local Plan policies and initiatives, and to help modify policy and management regimes in light of actual trends.
- 5.5.2 The information arising from a programme of monitoring patterns of landscape change can be used for a variety of purposes including decision-making in the development control process, and the identification of priorities and targets for funding and landscape enhancement initiatives.
- 5.5.3 The Landscape Sensitivity Study can be used to identify a range of indicators to assist in the monitoring of landscape change whether this is deemed to be positive or negative.

## 5.6 Developing a Green infrastructure Strategy

- 5.6.1 It is recommended that Richmondshire District Council gives consideration to developing a Green Infrastructure Strategy in accordance the Government's Planning Practice Guidance on the Natural Environment which states:

*How can a strategic approach be taken to green infrastructure?*

*Strategic policies can identify the location of existing and proposed green infrastructure networks and set out appropriate policies for their protection and enhancement. To inform these, and support their implementation, green infrastructure frameworks or strategies prepared at a district-wide scale (or wider) can be a useful tool. These need to be evidence-based and include assessments of the quality of current green infrastructure and any gaps in provision. Existing national and local strategies – for example on tree and woodland provision – can inform the approach to green infrastructure; and standards such as the Accessible Natural Greenspace Standard can be applied when assessing provision.*

*The green infrastructure strategy can inform other plan policies, infrastructure delivery requirements and Community Infrastructure Levy schedules. In view of their potential scope and use, authorities need to collaborate with neighbouring authorities and stakeholders such as Local Nature Partnerships, Health and Wellbeing Boards and Local Enterprise Partnerships when developing green infrastructure strategies.*

*Paragraph: 007 Reference ID: 8-007-20190721*

- 5.6.2 The Planning Practice Guidance recognises that Green Infrastructure exists within a wider landscape context and can reinforce and enhance local landscape character, contributing to a sense of place and natural beauty. This suggests that a complementary strategic approach to recognising the role of Green Infrastructure and landscape in achieving well-designed places would be beneficial going forward.





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