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**Appendix 1: Key Background Documents**

**Appendix 2: Glossary - Settlement Setting Assessment**

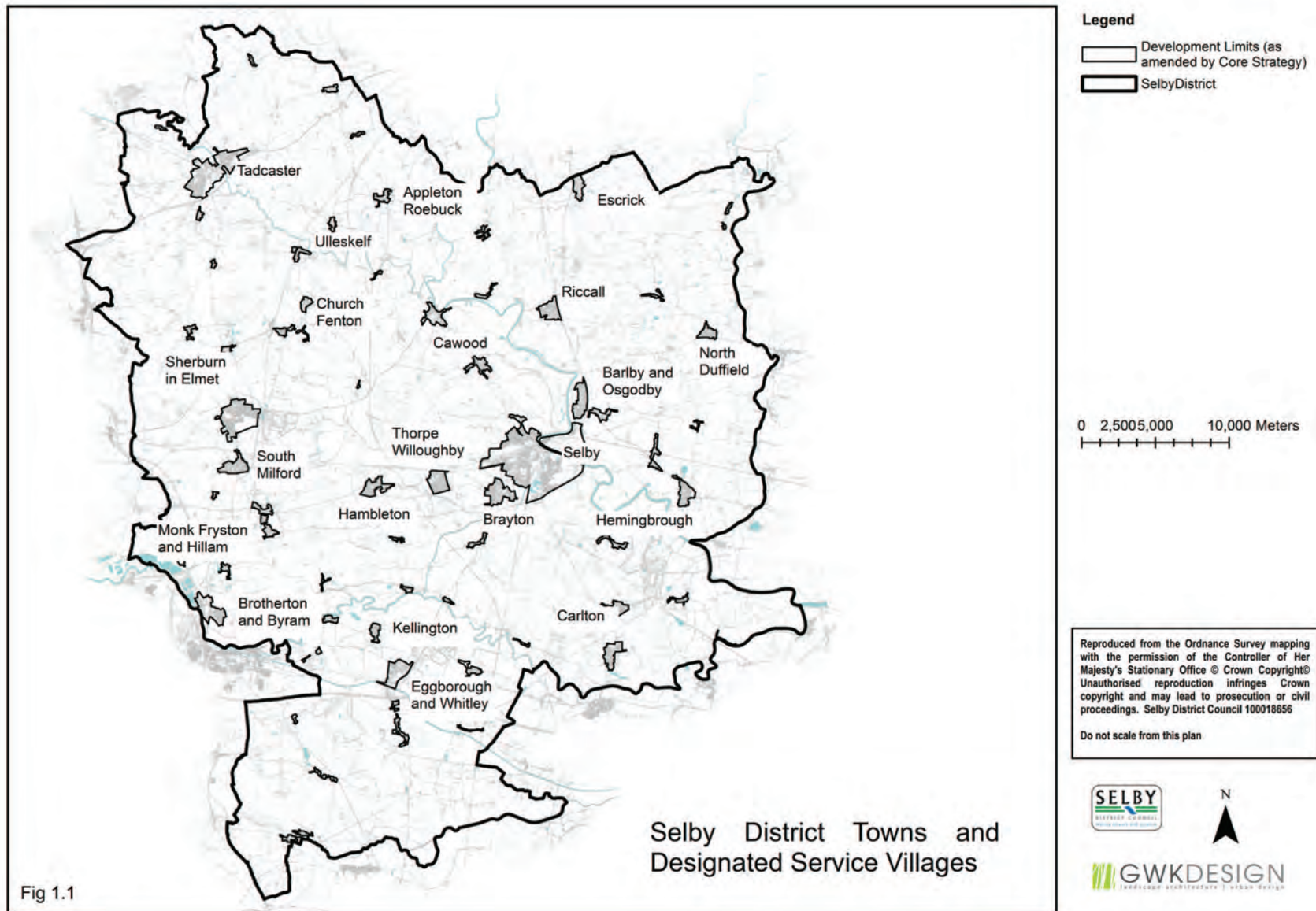
**Appendix 3: References**

**Appendix 4: Duty to Cooperate**

DRAFT SDC LANDSCAPE ASSESSMENT 17 June 2016



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## 1.0 Introduction

### Context

1.1. PLAN Selby will contain allocations for new development, site specific policies and proposals and any necessary development management policies.

1.2. In June 2015 GWK Design were appointed by Selby District Council in North Yorkshire, to undertake a Landscape Settlement Setting Analysis in support of the PLAN Selby work.

### District Profile

1.3. Selby is a district that covers an area of 6,190 square km that is predominantly rural in character of mostly low lying sparsely wooded, arable farmland with major water courses of the Rivers Ouse, Wharfe, Aire and Derwent. The settlement pattern is of dispersed market towns, villages and hamlets dominated by the three market towns of Selby, Sherburn in Elmet and Tadcaster. These towns are supplemented by a range of larger villages (Designated Service Villages or DSVs ) that provide some services, access to larger towns through transport links and employment opportunities, plus many smaller rural villages and hamlets.

1.4. Historically the district's economy has been dominated by agriculture, coal mining and energy industries, with Selby being the main employment centre, supplemented by industrial and distribution based growth in Sherburn in Elmet.

1.5. Between 2001 and 2011 the district's population increased by 9.0%; with the mid-2014 population estimates put the current population at 84,728 and it is expected to continue to grow. Projections show that between 2012 and 2037 the population of North Yorkshire is expected to increase by 6.6% - with an average yearly increase of 1,580 people. Growth is expected in all Districts, but Selby is due to see the largest increase at 17.9% by 2037.

Approximately a third of the population live in the market towns, with the remaining residents living in the 60 or so villages and hamlets.

## 2. Brief in Detail

### Geographical Coverage

2.1. The brief for this study is to assess the landscape and visual quality and setting of the three towns and the 18 Designated Service Villages within the wider landscape and to explore the potential effects on landscape character and the setting of these settlements should expansion take place along the settlement fringes.

#### Market Towns

- Selby
- Tadcaster
- Sherburn in Elmet

### Designated Service Villages (DSV)

Appleton Roebuck	Church Fenton	Monk Fryston and Hillam
Barlby and Osgodby	Eggborough and Whitley	North Duffield
Brotherton and Byram	Escrick	Riccall
Brayton	Hambleton	South Milford
Carlton	Hemingbrough	Thorpe Willoughby
Cawood	Kellington	Ulleskelf

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## Study Aims

2.2. The assessment determines the relative values and sensitivities of the landscape and thereby identifies those parts of the surveyed countryside of:

- lower environmental and amenity value, and/or
- lower sensitivity to the impact of settlement extensions.
- importance to protect and/or enhance

### Requirements for Consultation

2.3. The analysis and conclusions in this assessment must also take account of the views expressed during the community engagement on Market Towns and Designated Service Villages which took place in June and July 2015. Consultation with stakeholders with an interest in the work was undertaken under the Duty to Cooperate with particular input from North Yorkshire County Council.

## Main Definitions

2.4. The following are definitions of the terms included in the study aims above. These definitions related to landscape assessment, set the basis on which the study is to be carried out.

2.5. The landscape can be defined as:- 'An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.' (European Landscape Convention Oct 2000)

2.6. Landscape character can be described as: - 'An expression of pattern, resulting from particular combinations of natural and cultural factors that make one place different from another, rather than better or worse.' (Countryside Agency LCA guidance)

2.7. Landscape Quality is based on judgements about the physical

state of the landscape and about its intactness, from visual, functional, and ecological perspectives. It also reflects the state of repair of individual features and elements which make up the character in any one place.

2.8. Landscape Sensitivity is defined as the extent to which a landscape can accept change of a particular type and scape without unacceptable adverse effects on its character.

2.9. Landscape Value is defined as the relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations or other conservation issues.

## Use of the Document

2.10. This study is presented as an accessible aid to understanding the landscape character around each of the settlements and the relevance that may have in terms of the sensitivity the landscape may have to development in those areas.

2.11. The first part of the document explains the background to the production of the work and its roll in Plan Selby. It looks at the methodology for developing the tool for assessing sensitivity following Landscape Character Assessment processes.

2.12. The second part of the document consists of tables of the summary of the assessments. Each study village or town has a plan showing the assessment areas around it. Each assessment area has a brief description, photographic record and the summary tables of the findings of the assessments.

2.13. Recommendations on the potential to mitigate the effect of development in terms of the landscape are given. These are intended

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to guide towards rather than be absolutely prescriptive of development's design and potential suitable planning conditions. Information on the importance to protect the existing landscape is given in relation to the visual quality and the amenity of that landscape. When considering development on an area of land further data may be required especially on flood risk and ecological matters. Flood risk is commented on only in relation to that designated at the time of the research (Summer 2015). Statutory designations regarding ecological matters such as SINC's and SSSIs are recorded in order to highlight areas of especially high concern but do not preclude the need for further specialist site specific research and field work.

2.14. The document should be of use to all concerned with the location of development in the Selby District Area and is intended to be produced in a clear manner to enable ease of use.

### 3. Working Methodology

#### Background Research

3.1. The methodology has been developed in accordance with guidance contained in the following publications:

- Landscape Character Assessment: Guidance for England and Scotland, the Countryside Agency/Scottish Natural Heritage 2002
- Landscape Character Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity, Swanick C 2004, the Countryside Agency/Scottish Natural Heritage
- The Guidelines for Landscape and Visual Assessment, Third Edition (Landscape Institute/Institute of Environmental Management and Assessment 2013)
- An Approach to Landscape Character Assessment October 2014 Christine Tudor Natural England

3.2. The above publications offer a range of approaches to Landscape Assessment generally and Landscape Character Assessment in particular.

The two key documents most relevant are:  
Key Publications

3.3. The Countryside Agency's Landscape Character Topic Paper 6 (2004) provides an overview of thinking about landscape sensitivity and landscape capacity 'in terms of both the concepts involved and the practical techniques'. 'It is not intended to provide a definitive method for assessing sensitivity and capacity but rather help' to set out 'key principles clarify some of the issues and help with definitions of key terms and promote consistency and rigour in this type of work.

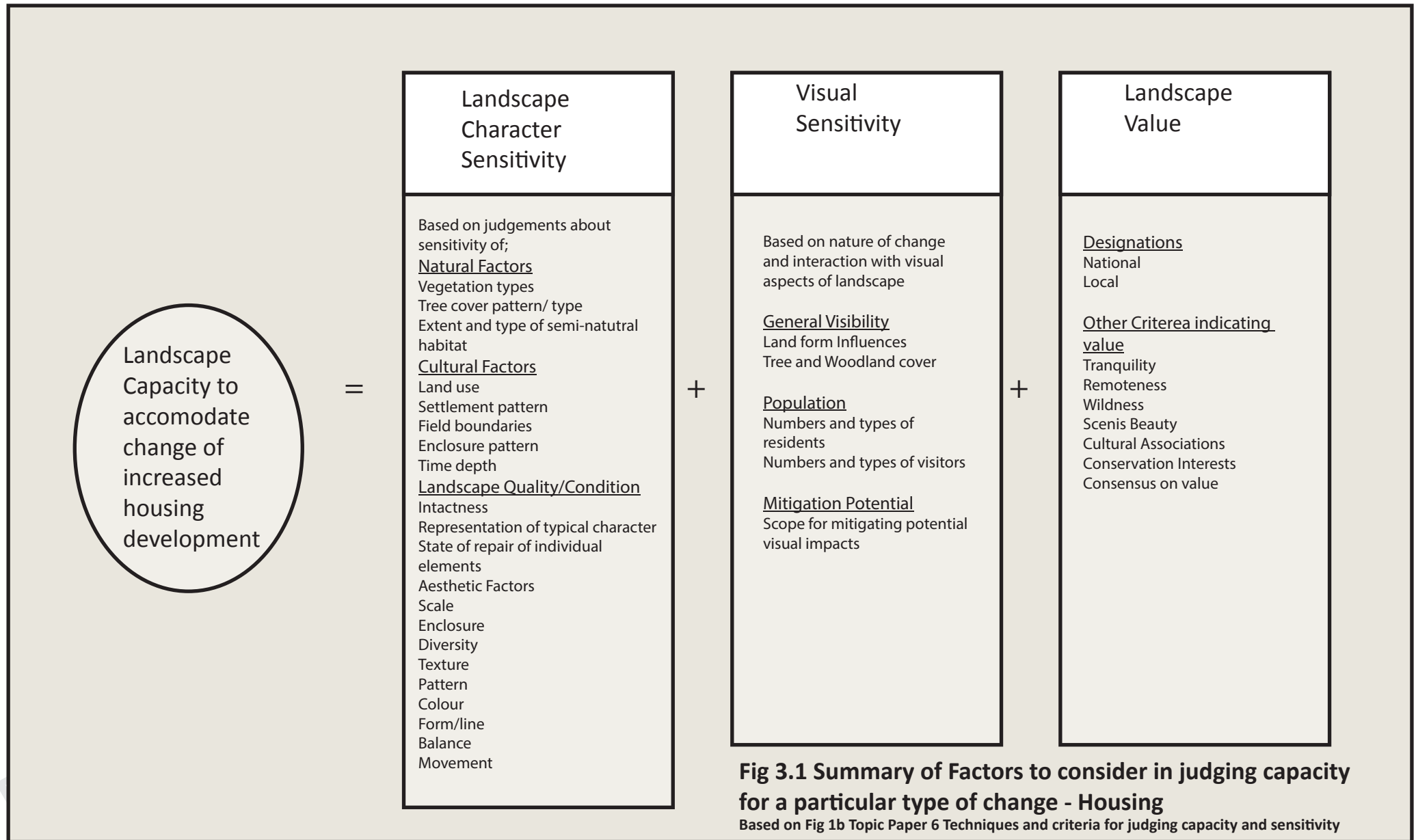
3.4. The Approach to Landscape Character Assessment October 2014 builds on the Landscape Character Assessment: Guidance for England and Scotland, the Countryside Agency/Scottish Natural Heritage 2002. It sets out a clear process and outputs for carrying out Landscape Character Assessments in order to create landscape character types or areas. It describes how these can then inform judgements and decision making but does not cover the methodology behind ranking landscape sensitivity.

3.5. The brief for this study is concerned with the landscape and visual quality of the setting of the settlements. This required a bespoke methodology to be developed taking in to account good practice as described in the documents above and taking in to account the existing data available on LCA in the study area. See Fig 3.2  
National and Regional existing Landscape Character Assessment

3.6. A desk top review was undertaken of available published documentation of Landscape Character including national, regional and local planning and relevant landscape documents as follows:

- **National Landscape Character Area – English Nature**
- **North Yorkshire and York Landscape Characterisation Project**
- **Landscape Assessment of Selby District January 1999 Woollerton Dodwell**

Figure 3.1 Settlement Setting Landscape Assessment Process





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3.7. The key existing Landscape Assessment of the District was undertaken by consultants on behalf of the District Council in 1999. It identifies 10 Local Landscape Character Areas reflecting the Countryside Agency's classification of Countryside Character. These areas are based on the three Regional Character Areas (RCAs) which affect the District. Selby District Planning Documents

- **Plan Selby appendix 2**
- **Selby District Council Core Strategy Background Paper 10, Landscape Appraisal 2011**
- **Lower Derwent Valley Plan Guidance Document (draft structure May 2015)**
- **SDC Local Plan 2005**

### **Methodology of Study**

3.8. The study was required to carry out landscape assessment at the settlement scale and at a sufficiently large scale to make the task of analysis of the three towns and the twenty Designated Service Villages manageable whilst still providing sufficient detail to identify relative values and sensitivities around the settlements. A bespoke Settlement Setting Assessment Area (study area) was defined which will be normally part of a LDU but not be so small as LCP though this will depend on the specifics and scale of how these are identified in any particular study.

3.9. The scale and detail of the 10 Local Landscape Character areas was considered appropriate as a starting point for some of the boundaries of the assessments in this study as they relate to underlying geology, landform, hydrology and soils and as such are unchanged within the landscape. The boundaries of the Landscape Character Areas frequently meet at the settlements. The Landscape Assessment of Selby District January 1999 also provides information on smaller scale Landscape Character Types, in this study area mainly Farmland types, eg. Flat Open Farmland, Valley Floor Farmland, Open Drained Farmland, Semi enclosed Farmland. These categories have been more vulnerable to change since the 1999 study and

the difference between the farmland types was considerably less relevant to this study than the other factors assessed by this study. Also frequently the size of them, where they met the settlements was so small that it would have reduced the clarity required.

3.10. Of the 10 identified Landscape Character Areas, 8 lie within the Humberhead Levels RCA, whilst the 'York Fringe Character Area' lies within the Vale of York RCA and the 'Selby Limestone Ridge Character Area' lies within the Southern Magnesian Limestone RCA. Any proposals for development and associated landscaping will need to have regard to the various characteristics of each area.

3.11. The study notes which of the typical characteristics for the LCA were present in the SSAAs and the settings.

Figure 3.2 Hierarchy of Landscape Character Assessments relevant to the Selby District:

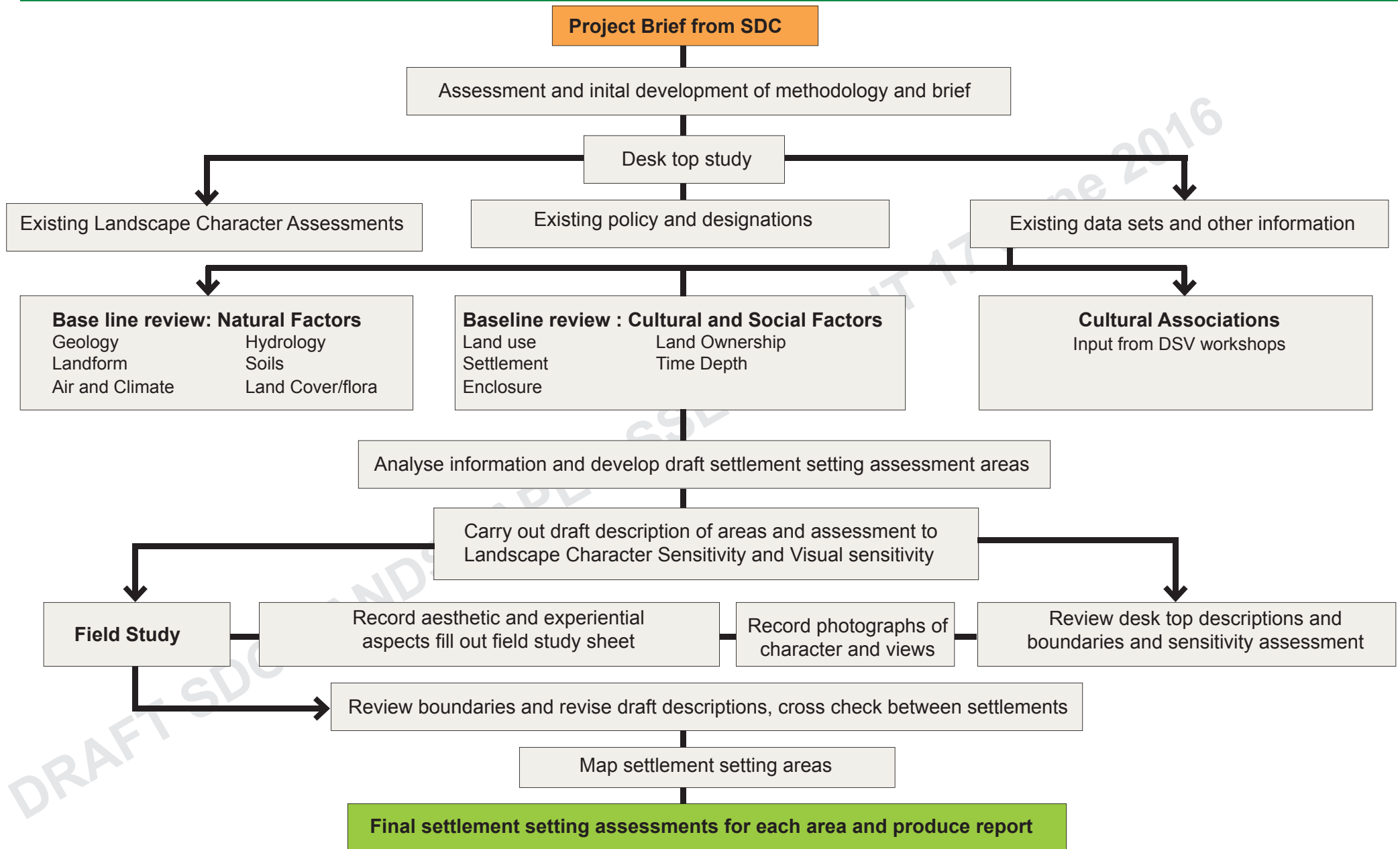
Study (order - large scale to small in scale)	Concept	Local Application
The National Character Area Profiles as defined by Natural England	Regional Landscape Character <b>Areas</b>	Three in the Selby District <ul style="list-style-type: none"> <li>• The Vale of York</li> <li>• Southern Magnesian Limestone, and</li> <li>• The Humberhead Levels</li> </ul>
The North Yorkshire and York Landscape Characterisation Project, Chris Blandford Associates May 2011	Regional Landscape Character <b>Types</b>	Four in the Selby District Urban landscapes (1) Magnesian limestone ridge (6) Levels farmland (23) Vale farmland with plantation woodland and heathland (28)
The Landscape Assessment of Selby District January 1999	Landscape Character Types/Parcels Primarily relate to underlying geology, landform, hydrology and soils and as such are unchanged within the landscape	Ten Local Landscape Character Areas (LCA) York Fringe The Escrick moraine, a low curving ridge of boulder clay, sand and gravel deposited by retreating glaciers Strong rural character, relatively isolated, quiet and tranquil Small nucleated villages and farmsteads, no large settlements Gently rolling or flat arable farmland, with areas of woodland, and traditional mixed arable and pasture Large historic houses within parkland, located either within pastoral valley settings, or on locally elevated ridgetops West Selby Ridge Low ridge of magnesian limestone Essentially rural character, simple and large in scale Large scale rolling arable farmland Large blocks of calcareous woodland, much of it replanted on ancient sites Narrow winding limestone valleys Exceptional historic legacy Pockets of semi-natural calcareous grasslands, woodlands, scrub, streamside wetlands of considerable nature conservation interest Historic parklands associated with large country houses Long tradition of limestone extraction

<p>Continued : The Landscape Assessment of Selby District January 1999</p>	<p>Landscape Character Types/Parcels Primarily relate to underlying geology, landform, hydrology and soils and as such are unchanged within the landscape</p>	<p><b>West Selby Plain</b> Extensive areas of flat open low-lying farmland with arable crops intensively cultivated in large or very large fields with few trees or hedgerows Belt of semi-enclosed or lightly wooded landscape with frequent hedgerow trees and small woodlands Very sparse settlement, with only a few isolated properties Bishop's Wood, the largest woodland in Selby Rural fringe character on farmland adjacent to Selby Church Fenton airfield</p> <p><b>River Aire Corridor</b> Principal highway for trade and communication Strong influence of large scale industrial and infrastructure development, in particular power stations and the motorway on the river landscape Varied character combining flat open farmland and semi-enclosed arable farmland and small areas of flat wooded farmland Open heavily drained arable farmland on valley floor with high grassy flood embankments and areas of smaller scale mixed farmland Strategically sited historic villages Historic parkland and country mansions Important wetlands, diverse marshy grasslands and unimproved neutral grasslands</p> <p><b>Hambleton Sandstone Ridge</b> Low but distinctive ridge is characterised by two wooded hills Gently undulating arable farmland Parkland that provides the setting to Gateforth Hall</p> <p><b>The Wharfe-Ouse River Corridor</b> Open heavily drained arable farmland with occasional mixed farmland Important areas of wetland, diverse marshy grasslands and unimproved neutral grasslands High grassy flood embankments, which visually isolate the river from the surrounding landscape Large numbers of strategically sited historic villages Prime highway for trade and communication Influence of Drax Power Station on the river landscape Striking variations in the appearance of the river due to tidal variations</p>
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Continued:		<p><b>East Selby Farmland</b>  Predominantly flat arable farmland, medium in scale and with frequent lines of hedgerow trees and a strong pattern of enclosure  Area of more traditional mixed farmland with small-medium scale pattern of fields, thick rich hedgerows and numerous hedgerow trees  Unimproved pastoral scenery of the narrow River Derwent floodplain which is of high conservation value  Dispersed pattern of farmsteads and small nucleated villages</p> <p><b>Skipwith Lowlands</b>  Flat wooded arable farmland, visually enclosed and characteristically estate-managed  Extensive area of semi-natural lowland heath of high conservation value  Many scattered farmsteads and cottages, have a unity of style reflecting estate ownership  Unimproved pastoral scenery of the narrow River Derwent floodplain which is of high conservation value  The Riccall mine, developed on the former Riccall Airfield  Wide grassy verges</p>
The Countryside Agency's Landscape Character Topic Paper 6 (2004)	<p><b>Landscape Description Units (LDU)</b>  Representation of a landscape type in a specific location.  The Landscape Assessment of Selby District January 1999 identifies units of this type. These units in part reflect farming practice and land use which may change over time.</p>	<p><b>Sixteen Landscape Types identified in the Selby District</b>  Valley Floor Farmland  Open Drained Farmland  Pastoral Valley  Limestone Valley  Lowland Heath  Wooded Hill  Rolling Wooded farmland  Rolling Open Farmland  Semi Enclosed Farmland  Flat Wooded Farmland  Flat Open Farmland  Open Fringe  Rural Fringe  Modified Land  Parkland  Wetland Ings</p>

<p>Landscape Settlement Setting Assessment GWK Design 2015</p>	<p>Settlement Setting Assessment Areas (study area) Landscape Character areas describing the areas immediately around the 21 main settlements in the Selby District. All subsets of the Local Landscape Character areas. Describe character and assess sensitivity to development</p>	<p>Assessments of sensitivity to development around the following Market Towns and DSVs (number in brackets relates to number of areas)</p> <table border="0"> <tr> <td>Selby (7)</td> <td>Tadcaster (8)</td> <td>Sherburn in Elmet(7)</td> </tr> <tr> <td>Appleton Roebuck(3)</td> <td>Barby and Osgodby(4)</td> <td>Brotherton and Byram(4)</td> </tr> <tr> <td>Brayton(4)</td> <td>Carlton(5)</td> <td>Cawood(6)</td> </tr> <tr> <td>Church Fenton(3)</td> <td></td> <td></td> </tr> <tr> <td>Eggborough (4) and Whitley (4)</td> <td>Escrick (3)</td> <td>Hambleton (4)</td> </tr> <tr> <td>Hemingbrough (4)</td> <td>Kellington (4)</td> <td>Monk Fryston and Hillam (4)</td> </tr> <tr> <td>North Duffield (4)</td> <td>Riccall (4)</td> <td>South Milford (6)</td> </tr> <tr> <td>Thorpe Willoughby (5)</td> <td>Ulleskelf (3)</td> <td></td> </tr> </table>	Selby (7)	Tadcaster (8)	Sherburn in Elmet(7)	Appleton Roebuck(3)	Barby and Osgodby(4)	Brotherton and Byram(4)	Brayton(4)	Carlton(5)	Cawood(6)	Church Fenton(3)			Eggborough (4) and Whitley (4)	Escrick (3)	Hambleton (4)	Hemingbrough (4)	Kellington (4)	Monk Fryston and Hillam (4)	North Duffield (4)	Riccall (4)	South Milford (6)	Thorpe Willoughby (5)	Ulleskelf (3)	
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Thorpe Willoughby (5)	Ulleskelf (3)																									
<p>The Countryside Agency's Landscape Character Topic Paper 6 (2004)</p>	<p>Land Cover Parcels (LCP) The sub landscape units arising from the sub division of LDUs based on the variations in modern land use and the historic patterns of field enclosure. The most homogeneous of the range of landscape units.</p>	<p>Landscape character assessments and Landscape Visual Impact Assessments associated with planning applications for developments.</p>																								

Figure 3.3 Settlement Setting Landscape Assessment Process



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## 4. Desk Top Study

### Data Topics and Sources

4.1 Data sets covering the following topics were checked in relation to the areas around each of the settlements (as recommended in An Approach to Landscape Character Assessment).

#### Natural

- Geology
- Landform – topography and geomorphology
- Hydrology – rivers and drains
- Air and Climate
- Soils – soil type and Agricultural Land Classification
- Land cover – vegetation cover, tree cover, habitats

#### Cultural/ Social

- Land use – land cover and agricultural land use
- Settlement – settlement patterns, building types and styles, materials
- Enclosure – pattern and type of field enclosure (or ditches) and settlement boundary type
- Land ownership – public ownership, farms, estate ownership/ management
- Time depth – archaeology and historical factors

4.2 Data was collected from nationally and locally available data sets including from North Yorkshire and York Landscape Characterisation Project, directly from Natural England, the Environment Agency, Yorkshire Wildlife Trust, North Yorkshire Geodiversity Partnership, and the government Magic Portal as well as directly from Selby District Council. SDC also shared findings of other reports prepared by them and on their behalf especially including the draft findings of the draft consultancy document Designated Service Villages, Growth Options Report by ARUP carried out concurrently with this report. Most of the findings are listed with

the settlement assessments.

#### Soils

4.3. The majority of the district is in agricultural grade one, (predominantly next to the main river corridors) or grade two land.

#### Geology

4.4. Tadcaster Mere is a site of geological interest logged in the Selby area by the North Yorkshire Geodiversity Partnership.

4.5 OS mastermap provided a base for the mapping as well as land cover information. Aerial photographs were checked for land cover.

4.6 The existing pressure for development to extend settlements beyond their existing development boundary was also noted by reference to the SHLAA sites and applications for planning permission.

4.7 See Appendix 1 for details of source documents.

4.8 The above analysis fed in to decisions about the boundaries of the SSAAs and also the description and analysis of those areas.

## 5. Field survey

5.1 A site assessment was carried out by experienced Chartered Landscape Architects from all publicly accessible routes including public rights of way, permissive paths and tracks within the SSAAs and at points further away from the villages where the SSAAs were still visible and access was practical. Access was gained by car and by foot in the summer and early autumn of 2015.

5.2 A Field Study Sheet with tick boxes was completed to cover all

SSAAs under different headings to describe landscape character, amenity value and aesthetic/perceptual aspects to build up a picture towards understanding the sensitivity of the study area. A record sheet of comments was made under specific headings to record key characteristics, distinctive features, rarity, condition/management, architecture and additional comments.

5.3 A photographic record of the survey area recorded specific views, the typical character of each area surveyed and important elements within that character area which could include, vegetation type, boundary types and boundary with existing settlements. A record of where photographs were taken from was kept. The aim of the photographs was to illustrate the key features.

5.4 The scoring was carried out and reviewed against the desk based review. The guidance sheet on scores was used to ensure scores were not affected by personal opinion.

5.5 The initial study area boundaries were reviewed for consistency and area boundaries altered where not consistent or where site visits suggested they should be expanded or contracted in relation to the outer limits. If an area was found to be less homogenous than worked for the scoring methodology then it was split in to two areas. In a small number of cases adjacent areas were homogenous to a point that these were grouped to be one study area to aid clarity.

## 6. Setting of Settlement Setting Assessment Area Boundaries

6.1 The methodology was to divide up the setting (beyond the existing development boundary) of each of the settlements in to areas which were sufficiently homogeneous to be considered as likely, to have broadly the

### Field Study Sheet Selby Settlement Setting Assessment

Assessor:	Site Location:	Grid reference:				
	Photo viewpoint reference(s):					
Views across area:						
Desire lines/Footpaths (Mark on map):						
Landscape Character and amenity value	LANDFORM/TOPOGRAPHY:					
	Flat	Plain	Deep gorge			
	Undulating	Rolling lowland	Broad valley			
	Rolling	Plateau	Narrow valley			
	Steep	Scarp/Cliffs/Ridge	Flood plain			
	Vertical	Hills	Estuary			
		Mountains	Coastal			
	LANDSCAPE ELEMENTS:					
	Built Form	Farming	Land Cover	Woodland/Trees	Hydrology	Communications
	Scattered farms	Arable	Parkland	Deciduous woodland	River-natural	Motorway
	Village	Pasture	Amenity/recreation	Coniferous plantation	River-engineered	A roads
	Urban	Mixed	Scrub	Mixed woodland	Canal	B Roads/lanes
	Urban fringe	Rough grazing	Marsh	Shelterbelt	Stream	Access track
	Industry	Regular fields	Bog	Hedgerow trees	Drainage ditch/dyke	Footpaths
	Military	Irregular fields	Moor/heath	Orchard	Reservoir	Railway
Archeological/historical features	Walls	Meadow	Copse	Lake	Canal	
Ecclesiastic	Hedgerows-managed	Agriculture	Coppice	Pond	Military	
Derelict land	Hedgerows-unmanaged	Rough grassland	Isolated trees	Estuary	Pylons	
		Forestry	Avenue	Coastal	Other infrastructure	
		Quarry	Small blocks/clumps			
		Horticulture				
		Horse paddock				
Sensitivity and impact of settlement extensions	AESTHETIC/PERCEPTUAL ASPECTS:					
	Scale: Intimate Small Vast		Movement: Dead Still Calm Busy			
	Enclosure: Tight Enclosed Open Exposed		Pattern: Random Organised Regular Formal			
	Diversity: Uniform Simple Diverse Complex		Unity: Unified Interrupted Fragmented Chaotic			
	Texture: Smooth Textured Rough Very rough		Security: Comfortable Safe Unsettling Threatening			
	Form: Vertical Sloping Rolling Horizontal		Stimulus: Monotonous Bland Interesting Inspiring			
	Line: Straight Angular Curved Sinuous		Tranquility: Inaccessible Remote Vacant Peaceful			
	Colour: Monochrome Muted Colourful Garish		Pleasure: Offensive Unpleasant Pleasant Attractive Beautiful			
	Balance: Harmonious Balanced Discordant Chaotic		Visual dynamic: Sweeping Spreading Dispersed Channelled			
	Naturalness: Natural Tamed Managed Artificial		Noise: Quiet Distant Intermittant Loud			
Settlement fringe and setting summary	LANDSCAPE CHARACTER					
	Brief description:					
	Key characteristics and distinctive features and why important:					
	Rarity:					
	Condition/management:					
	Architecture (incl settlement form/vernacular style/local materials/ colour):					
Additional comments (e.g. forces for change):						



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same landscape sensitivity and, in particular, the landscape capacity for the typical changes associated with potential settlement extension.

6.2 The inner end of the boundary line of each area was set as the existing development boundary as defined in the Selby District Local Plan. These boundary lines thus do not extend in to the defined settlement area.

6.3 The starting point for the dividing boundaries between areas was the Landscape Assessment of Selby District January 1999's ten landscape character areas. Many of the settlements were at the junction between such areas. This differentiation was maintained in the report through the numbering system allocated to the areas. In turn this differentiation was further divided in to still more homogeneous areas by examination of the data sets above in order to arrive at a scale of division that would be useful and practical for the assessment. In some instances large areas were clearly very similar and could be treated as a single area and sometimes there were very distinctive small areas that could not reasonably be considered as part of adjacent areas.

6.4 It was noted that pressure for development of the settlements was dominated by relatively small scale developments – either infill within the settlement or development of adjacent areas, typically single fields, except Selby where large scale housing developments are proposed on the south side.

6.5 The outer boundary of the assessment areas were defined through a series of potential triggers.

1. A major feature in the landscape such as a trunk road, railway line or a river past which it is reasonable to assume there would not be significant pressure for development in relation to the settlement as connectivity would be problematic.

2. The visual envelope looking from the settlement edge usually due to landform or significant woodland. Settlement beyond this point would not

visually affect or be affected by the settlement.

3. A land designation that affords protection against development such as an SSSI or a Historic Park (or a designated buffer to such a designation).

4. Regard for the boundary of existing significantly sized farms within the first few fields from the settlement edge to protect the potential functionality of the farm as well as the character of the countryside.

5. A field boundary, normally the second out from the settlement edge unless they are especially large or small.

6. Include existing SHLAA and development proposals to ensure assessment of areas of housing pressure.

6.6 From the above triggers a series of local units of land, identified as Settlement Setting Assessment Areas were defined forming a belt around the settlement edge. Within each study area the land is similar in character.

6.7 In some instances the boundaries are indicative of a gradient between areas (as acknowledged in Natural England report Oct 2014 the approach to Character Assessment). Where the line is a physical feature such as a main road, railway, river, woodland or line of trees the boundary is taken to be on the settlement side of that feature.

6.8 The outer boundaries of each study area do not necessarily correspond with the final edge of a defined Landscape Description Unit which could well extend further in to the landscape. This study looked at the effect of potential development as an extension to the existing settlement boundary and not intended to be an extensive landscape character assessment. The SSAAs do not necessarily correspond with Land Cover Parcels as they may often include more than one parcel and rarely they may also be only part of a single parcel where the landscape is very large in scale.

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6.9 The boundaries surveyed consider the land as found on site at the time of the study (2015).

## 7. Analysis of Settlement Setting Assessment Areas

### Method of Scoring

7.1 The methodology was defined to analyse the landscape character, and then the relative landscape sensitivity of the SSAAs and their capacity to accommodate housing development based on the measures as described below. This methodology of the scoring was specific to this project in response to the specific brief but referenced other settlement setting assessment work for similar geographical locations.

7.2 The scoring part of this assessment comprises a two stage process which is set out in detail below. The first stage is to establish the inherent or intrinsic landscape character and amenity value present in the study area surrounding each settlement, and then the second stage is to establish the setting of the town (or village) and its visual importance and quality within the wider landscape. The two analyses come together to give an indication of the sensitivity of the landscape study areas to settlement extension

7.3 The landscape sensitivity is a professional judgement related to the predicted effects on the landscape character from typical housing/urban developments. Potential effects on individual elements of landscape, views, visibility, the number and nature of viewers, and scope to mitigate effects were considered in judging sensitivity. The following criteria have been used in reaching a judgement on the landscape sensitivity and in defining the value of the Land Description Units along all of the settlement edges. The Countryside Agency Topic Paper 6 summarises factors to consider in judging overall landscape sensitivity and following on from that capacity for a specific development (see table overleaf)

### Landscape Character and Amenity Value

Landscape character of settlement fringes: This includes factual

descriptions including historic features, field pattern, amount of tree cover, locally distinctive built form, scale and enclosure of the landscape and nature of the landform. The level of 'intactness' exhibited by landscape features is also reported and how consistently they appear within the landscape. It is the balance and interaction of these features and how they are perceived that contributes to landscape 'attractiveness'. The judgement is made based on scoring of highly attractive (3), attractive (2), pleasant (1) and commonplace (0).

Public accessibility: The extent to which the area is currently used by the public can affect its sensitivity and perception of the landscape. An area with several recreational elements (e.g. footpaths, bridleways, sports grounds, parks) is likely to be more sensitive than an area which is currently little used by members of the public or has limited or no accessibility. This is judged by considering how many public routes or open spaces cross or pass around the fringe with views across the landscape. Many such views give a score of 3, some routes around the edges or across the fringes with some views across the landscape (2), one route along the edge of the site or across the site with limited views across the fringes (1), no accessibility (0).

Tranquillity and remoteness: This assesses the degree to which a landscape has been influenced by man and relates strongly to the perceptual experience of a landscape. Low noise level, low density of settlement and infrequent roads indicate a tranquil and often rural character, likely to be sensitive and more affected by new development than one that is less remote and already disturbed by busy roads, industry and residential development. This is judged as being: remote (3), peaceful (2), some interruption (1) and not tranquil (0)

### Sensitivity and impact of Settlement extensions

Visual quality assesses the views, visibility of the settlement fringe and the setting of the settlement within the wider landscape. This is an important aspect in identifying the importance of any specific landmark features, gateways and approaches into the settlement.

The visual quality has been assessed using the following:  
 Visual Prominence of the existing settlement edge: This aspect assesses views and visual connections with adjacent landscapes, the prominence of the settlement fringe within these views and the importance of the receptor. The distance from the settlement edge to the receptor is important as this influences the proportion of the view that would be affected. A landscape isolated from the wider landscape is likely to have lower sensitivity than one which forms a key component or has strong visual connectivity. This is judged as being either high (3), moderate-high (2), moderate-low (1) or low (0). For example a judgement of high includes a fringe which is on a hill, a flat exposed area or has few trees or woodland along its boundaries. It is visible from roads, settlement fringes or Public Rights of Way at some considerable distance from the fringe. A judgement of low relates to a fringe which may be within a shallow depression, narrow river valley or surrounded by mature wooded boundaries or by built development and are not visible from surrounding publicly accessible routes and from few private residences and change would potentially have a lower effect on the surrounding landscape.

Nature of the edge between settlement and countryside: This assesses the character of the settlement edge and is based upon a judgement that a 'soft' edge mostly screened by mature vegetation is likely to be more sensitive to change than one which has a 'hard' settlement edge where there is an abrupt building line. A softer edge would typically result in a more rural and remote character being present and creates a coherent transition between the settlement and rural landscape. Soft edges could be degraded without careful planning and appropriate mitigation due to any new development or expansion of the settlement edge. This is judged as: no visible settlement edge (3), well vegetated settlement edge with limited views of mainly roof lines (2), partially visible settlement edge (1), open view of settlement edge, with insignificant planting (0).

Distinctive views into the settlement and settlement setting: This includes a judgement of distinctive or prominent built structures and landscapes and landmarks; the contribution the area makes to the setting of the settlement

and the attractiveness and prominence of such features and setting with views. For example, a church surrounded by trees may be a key feature in views to the settlement edge. This is likely to be more sensitive to change or development which may detract from or reduce its prominence in views than a view which is dominated by urban features or a 'hard' urban edge which could be improved through carefully sited development and landscape framework. This is judged as highly distinctive (3), some distinctive features (2), commonplace or few distinctive features with some detracting features (1), no distinctive views or views dominated by detracting features (0).

The analysis and data gathered as part of the assessment process including the information from consultation informs the development of recommendations for mitigation of potential settlement extension.

Landscape Settlement Setting Assessment Scores		
Overall Score Range		Description
0-7	Low	Least important to protect and/or enhance
8-11	Medium	Moderately important to protect and/or enhance
12-18	High	Important to protect and/or enhance

Figure 7.2 Table Showing Scoring Guidelines

**SETTLEMENT SETTING ASSESSMENT VALUES**

LANDSCAPE QUALITY SCORE		
Landscape character and amenity value		
Landscape character of settlement fringes		
Common Place	0	Example: No special or distinctive features, interrupted character, monotonous, chaotic and unpleasant elements.
Pleasant	1	Example: Common Place landscape which is intact with balanced features ie: Intimate scale, close to allotment with rural setting beyond.
Attractive	2	Example: Common place and distinct landscapes intact with significant features ie red brick terrace edge with significant avenue of trees
Highly Attractive	3	Example: 'Intactness' how consistently features appear in the landscape, including historic built or landscape features, significant amount of tree cover, locally distinctive built form.

Public accessibility		
No access	0	Example: No formal PRoW amenity or recreation ground
Some access	1	Example: 1 route along edge of site or across site with limited views
Good access	2	Example: Some routes around edges and across fringes with some views across the landscape. Low value amenity/recreation land.
Very good access	3	Example: Many routes and views, significant amenity/recreational land. 1 or 2 main PRoW directly from settlement out to linked network of PRoW or significant amenity/recreational land.

Tranquility and remoteness		
Not tranquil	0	Example: Adjacent to A road with regular traffic throughout the day.
Some interruption	1	Example: Adjacent to road with intermittent traffic or area with other minor noise or disturbance or with short periods of disturbance at limited times of the day.
Peaceful	2	Example: Very minor or very occasional traffic or other noise interruption.
Remote	3	Example: Away from all potential sources of noise, major movement other than in the far distance

VISUAL QUALITY SCORE		
Sensitivity and impact of settlement extensions		
Visual prominence of the existing settlement		
Low	0	Example: You cannot view the settlement edge from accessible spaces i.e. main roads, PRoW or on a significant distant view
Low-moderate	1	Example: You can view the settlement edge from a distant accessible spaces (not a major recreational/locally important view)
Moderate-high	2	Example: You can view the settlement edge from a distant accessible spaces which are major recreational/locally important viewing points
High	3	Example: You can view the settlement edge from accessible spaces i.e. main roads, PRoW or from a significant distant view or accessible space

Nature of settlement edge between settlement and countryside		
Open view of settlement edge, with insignificant planting	0	Example: Hard edge of abrupt building line of settlement eg predominantly close board timber fence
Partially visible settlement edge	1	Example: Predominantly hard edge of common place settlement boundary with some hedges and tree planting
well vegetated settlement edge with limited views of mainly rooflines	2	Example: Prominent view of a locally distinctive edge softened by planting some hard edges visible
no visible settlement edge	3	Example: Soft settlement edge mostly screened by mature vegetation, can be

Distinctive views into the settlement and settlement setting		
No distinctive views or views dominated by detracting features	0	Example: Settlement edge fully visible with a mix of poorly matched hard landscape features without redeeming homogeneity or traditional character
Commonplace or few distinctive features	1	Example: Views into settlement edge and its setting typical for the area without major detracting features but lacking any landscape elements eg small copse or traditional architecture, that create a distinctive view of the edge.
Some distinctive features	2	Example: Views into settlement edge and its setting include but not dominated by attractive groups of trees or major important hedgerow with trees or locally distinctive traditional architecture
Highly distinctive	3	Example: Views into settlement edge and its setting includes highly prominent view of locally distinctiveness i.e mature hedgrows, avenue of trees, woodland, distinctive views into settlement e.g significant built structures (church/water tower), landscape, landmark, Historical built edge, Conservation area, Ecologically important landscape

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## Consultation on Settlement Limits

7.4 The input from local people living in the settlements was identified as something that would be very useful to improve the quality of the information, and enable local cultural activity relating to the SSAAs to be taken account of.

7.5 Selby District Council with ARUP carried out DSV Workshops as per DSV Workshop Summary of Engagement, 6th July, 7th July, 8th July, 9th July 2014.

7.6 The purposes of the sessions were to work with councillors to discuss existing services and areas of value in each village and consider options for methods of distributing growth between the settlements. Included with this were options for changes to their settlement's limits. Information on the value local people place on the immediate setting of the settlements was gathered.

7.7 The sessions included a number of exercises and tasks. Exercise 1, Task 2 was the most relevant to the Settlement Setting Assessment study. A large map was given to the group and they were asked to mark up on the plan areas of open land in and around the village that were considered to be especially valuable. They were then asked to record their reasons for this.

7.8 Task 4 required attendees to discuss what needed improving or enhancing in and around each village.

7.9 The output reports and the raw data of the maps were scrutinised for matters relevant to the SSAAs that may not have been picked up by desk top and site visit methodology. Where the note was relevant to any of the scoring the scores were altered accordingly.

## Consultation under Duty to Cooperate

7.10 Adjacent local authorities and other organisations relevant to the study of the Landscape in the area were consulted. Comments have been

collated. Through this some more data sets were identified and advice on methodology acted upon. Advice from North Yorkshire County Council

## 8. Review and initial reporting

8.1 Each settlement is described from the findings identifying the relation of the settlement setting to the Landscape Character Area descriptions. The settlement pattern, the dominant built form, the extent of public rights of way, conservation areas, listed buildings and designations of the landscape are all described in order to give context to the settlement setting assessments.

8.2 Each defined study area is described and checked against all the data gathered. Findings are summarised into a short paragraph outlining the location and key distinctive landscape characteristics of the area. The areas are plotted on layouts including amenity spaces, recreation grounds, allotments, orchards, SSSIs and historic gardens.

8.3 The final aggregated numerical score for each settlement setting assessment is converted into a High, Medium and Low sensitivity following from aggregated landscape character and amenity value as defined by the methodology of the study. The conclusions on the importance to protect or enhance are drawn from this sensitivity. The colour on the line of the settlement boundary reflects the importance to protect from development. The boundaries of the scores were reviewed to ensure that the results created enough variation and a useful guidance on the capacity of an area to take development. SDC Planning officers have reviewed the findings when assessing the settlement development boundaries.

8.4 The scope for mitigation of the effects of development is considered in relation to each study area as well as some general recommendation made relevant across the district.

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## 9. Mitigation of Development

9.1 Each Settlement Setting Assessment Area was considered for the scope for mitigation in relation to the landscape sensitivities to development identified in this report. This provides an indication of the ability of the landscape to accommodate a change due to development without adverse effects or with reduced adverse effects. The most sensitive sites are described as having no mitigation possible – that is the loss of landscape value due to development cannot be reasonably mitigated. On all other sites the options for mitigation are considered in relation to the site. Sites of low sensitivity still have value and mitigation is still relevant.

9.2 Recommendations are given in the study on the specific mitigation that would be relevant for a specific study area should development be proposed. This section explores the more generic mitigation measures that will be relevant to most housing development in the Selby District. This must be read in conjunction with the comments within the SSAA's. It should also be read in conjunction with any existing adopted Village Design Statement (VDS).

9.3 Selby District Village Design Statements up to 2012 which are available via Selby District Council's website.

- Appleton Roebuck
- Brayton
- Brotherton
- Byram
- Carlton
- Cawood
- Church Fenton
- Hemingbrough
- Osgodby
- Monk Fryston

- North Duffield
- Riccall
- Sherburn-in-Elmet
- South Milford
- Ulleskelf
- Selby's Town Design Statement (2004)

### Built form

9.4 The nature of the development will influence the type and extent of mitigation measures necessary or appropriate. Choice of building material, form and layout, and density of development is critical to the visual impact of a development. Where that is addressed to a high standard other mitigation methods such as of using shelter belt planting, are less likely to be required to address visual impact concerns (not to rule out the requirement for such planting to address other concerns).

### Mitigation Limitations

### Ecological Sensitivity

9.5 The study areas may be sensitive development due to matters outside the scope of this assessment process or that become apparent after publication. In particular an ecological detailed assessment, not possible within the scope of this document may reveal reasons why mitigation may be not possible.

### Archeological Sensitivity

9.6 A detailed historic assessment will be relevant for development adjacent to the historic village centres especially adjacent to listed buildings. The North Yorkshire Historic Landscape Character Guide gives information on elements of the historical landscape of the areas. Such research and detailed site evaluation may reveal reasons why mitigation may be not possible.

### Generic Mitigation for Consideration in Selby District for Development on the Settlement Edge

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9.7 The mitigation measures required for successful development within a study area may be a combination of improvements from the existing or restoring the edge of the settlement after the disturbance of development.

9.8 Settlement form may be part of the mitigation. The protection of existing indented irregular settlement edge character from infill development should be considered to allow views out and access to adjacent open countryside from well within the settlement in order to conserve rural character of the settlement.

Mitigation measures that should be considered in study area development

#### **Outer Development Edge**

- Create new vegetated buffer on outer development edge to screen views of new settlement edge from wider countryside or
- Provide a vegetated buffer allowing some visibility of the built development edge.
- Create irregular settlement edge with housing units not forming a strict building line but juxta-positioned creating varied building line of frontage and gable ends
- New development should respond to contours and avoid higher ground
- Avoid development more than two storeys on outer edge in areas where two storeys is the norm in the existing development.

#### **Existing and new landscape features**

- Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals.
- Entrance/gateway to settlement: Enhance and maintain an overall gateway to settlement
- Protect historic landscape character of parkland and setting.
- Protect open setting around high quality features to maintain local quality and distinctiveness.

- Small woodland copses should be designed as a feature within the development and also located on the development edge creating a link to the wider landscape character as well as providing screening and integration of the built form

#### **Maintain views**

- Protect views by leaving gaps in development and associated planting to allow views especially of key landmarks or distinctive views.

#### **Landscape Elements within Development**

- Proposed soft landscape elements within the new development could include native hedgerows, native tree planting, ornamental amenity shrub/tree/herbaceous planting, meadows, and amenity grassland to enhance and restore the overall quality of the settlement edge.

#### **Recreational routes**

- Existing Footpaths, bridleways and green lanes: Protect existing PRoW and allow space on either side to enhance and conserve landscape character of the local area.. Consider improvements to existing routes including local PRoW, and permissive paths as well as promoted walks and long distance footpaths. On rural paths in the limestone ridge area consider use of rolled crushed limestone path.
- New Footpaths: Provide new paths to create circular walks and address desire line routes within and around development and links to other existing footpaths and the wider adjacent countryside. Consider completion of routes between the settlements where they are partial or interrupted. Consider paths adjoining the long distance routes of the Trans Pennine Trail and Ebor Way and the

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local circular Selby Horseshoe and the Wolsey Walk Cawood.

## 10. Landscape Evaluation

10.1 The assessment of the importance to protect or enhance is considered in relation to the findings from all the above methodology. The scoring system defines those sites to protect by defining 0-7 least important, 8 – 11 moderate importance and 12 - 18 most important.

10.2 The areas of most importance to protect or enhance have gained that score for a range of reasons. The findings of this study do not normally development of these areas. Mitigation is not expected to offset the loss of the landscape or enable the development in these areas without significant loss of a valuable landscape. It is noted however that measures similar to those described in the mitigation measures could be carried out to further enhance or protect such areas. An example may be improving footpath links to allow better access to higher quality countryside which will frequently be found adjacent to such high scoring areas. There may be potential for such works as part of the development of adjacent areas. There are some exceptions where small pockets of land within the area are not to the standard of the rest and where this is the case mitigation methods have been described relevant to very limited application.

10.3 The areas of moderate importance to protect are considered with regards to mitigation opportunities. The findings of this study would not in itself disqualify the areas for development as long as there was significant regard to the need for mitigation. In many instances this may require elements of the landscape of these areas to be protected or enhanced. Mitigation measures may relate to distinctive elements in the landscape, environmental features, and control of views, settlement edge treatments and proposals regarding accessibility.

10.4 The areas of low importance to protect are also considered with regards to mitigation opportunities. The findings of this study would not disqualify the areas for development. This does not mean that these

landscapes do not have existing value and there must still be significant regard to the need for mitigation. There may still be some instances where relatively small parts of the landscape of these areas should be protected or enhanced. Mitigation measures are likely to relate to creating new landscape elements that complement the rest of the settlement and may relate to environmental features, and control of views, settlement edge treatments and proposals regarding accessibility.

10.5 SDC Planning officers have cross referenced their findings when assessing the settlement development boundary.

10.6 The findings are expected to be used as part of the evidence towards planning for development to meet housing demand around the market towns and DSVs in Selby District.



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DRAFT SDC LANDSCAPE ASSESSMENT 17 June 2016



## 11.1 MARKET TOWN: Selby

### 11.1.1 Town Context

Selby is a market town located on the western side of the River Ouse. It is a nuclear settlement which has expanded out along its approach roads, with some infill development mainly happening in the late 20th century. The survey area is divided between five landscape character areas as defined by the Landscape Assessment of Selby District January 1999 with the West Selby Ridge to the north (areas 1A, 1B, and 1C), to the south west the Hambleton Sandstone Ridge (area 2), to the south the River Aire Corridor, to the south east Camblesforth Lowlands (area 4) and to the east the Wharfe-Ouse River Corridor (area 5).

The relevant characteristics of these landscape assessment areas in relation to Selby and its surrounds area, are as follows:

### 11.1.2 Town Description

The predominant landscape character of the surrounds to the town is a low lying flat landscape with medium to large arable fields. Closer to the settlement edge fields are smaller and often characterised by hedgerows and grassland. Small tributaries have created local minor undulations in the landform creating a more intimate landscape which contrasts with the surrounding flat landscape. The River Ouse is visible in this low-lying landscape with its high grassy flood embankments. The Selby Canal provides a secondary waterway with the Trans Pennine Trail linking the two.

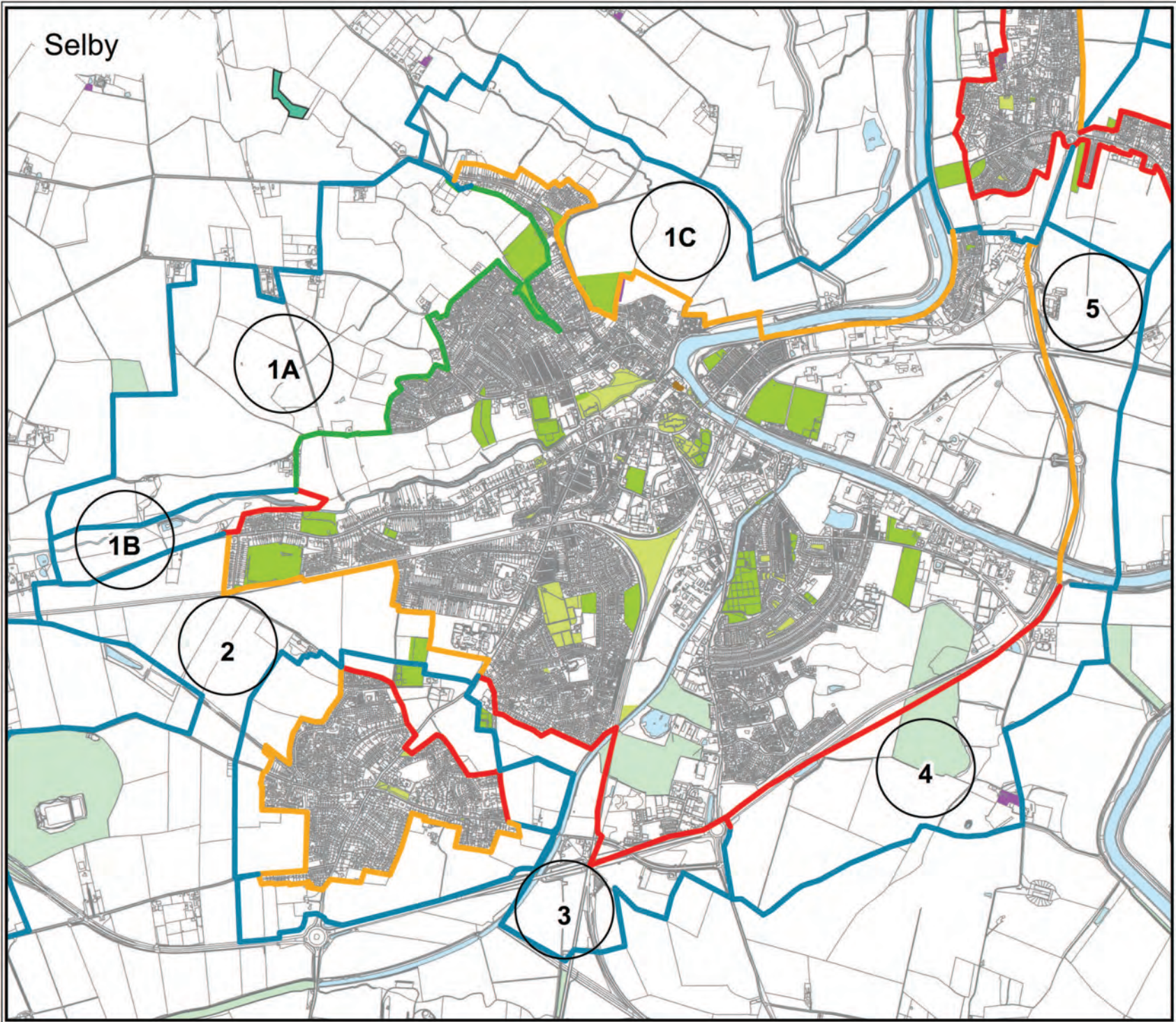
The Selby Abbey along with other church spires form important orientating landmarks throughout the town and hinterland. The open landscape character of the Selby Dam creates a loosely undeveloped wedge of land which leads into the heart of Selby and Selby Abbey.

The settlement edge within this predominantly flat landscape is mixed in character. The settlement edge of the infill development between the main approach roads is characterised by Late 20th Century housing estates

which are often visually prominent from the adjacent countryside. Typically a predominantly hard settlement edge has been created with housing with little edge treatment backing onto open countryside.

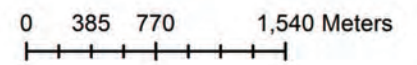
The settlement edge where early 20th century residential development has developed as ribbon development is softer in nature i.e. B1223, the Leeds Road and Barlby Road. This is characterised by long rear gardens often with mature planting which forms a settlement edge with a more established character.

RESULTS OF SETTLEMENT SETTING ASSESSMENT				
Settlement Setting Area	Settlement Fringe Quality	Impact of Settlement extensions	Total Assessment Score	Sensitivity to Development
1A	3	3	6	Low
1B	5	7	12	High
1C	5	4	9	Medium
2	4	7	11	Medium
3	5	8	13	High
4	4	8	12	High
5	5	4	9	Medium



Selby

- Legend**
- Settlement Setting Assessment Type**
- Important to protect from development
  - Moderate importance to protect from development
  - Least important to protect for development
  - Settlement Assessment
  - Scheduled Monument
  - SSSIs
  - SINC
  - Historic Parks & Gardens
  - Local Amenity Spaces (Inc. Village Greens, Allotments & Church Yards)
  - Recreation Open Spaces (Inc. Sports Pitches & Playing Fields)
  - Traditional Orchards



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## Selby 1A: Settlement Setting Assessment Area:

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This is a sub unit of the LCA: West Selby Plain: rural fringe characterized by a flat to generally undulating landscape with large arable fields, intermittent low hedgerows and isolated farmsteads.

The boundaries are to the north: the rear gardens of the properties on the B1223, to the northwest field hedgerows which aligns south to the Flaxley Road, then south to Cross Hills Lane.



*View from Farm Way out to adjacent large scale flat arable landscape*



*View from Cross Hills Lane to hard settlement edge*

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Flat to gently undulating landscape with a number of small dikes draining the land to the south east. Cockret Dike and feeder tributaries creates a feature within this generally flat landform.</li> <li>• Large open mainly rectilinear arable fields, but dikes create curvilinear edges to some fields. Generally modern improved fields due to large scale boundary loss.</li> <li>• Infrequent intermittent low hedgerows, occasional trees on north side with greater number of hedge trees on south side, and many open drains.</li> <li>• Occasional smaller fields (often pasture) adjacent settlement edge.</li> <li>• Isolated farmsteads with associated tree and hedgerow planting.</li> <li>• Small woodland on edge of area remnant of Barber rein an area of ancient semi-natural woodland.</li> <li>• This study area displays some consistency with the wider character of the landscape, although due to the prominent settlement edge in some locations (north western edge between Cross Hills Lane up to Flaxley Road and over to Cocket Dike) this degrades the adjacent rural landscape character.</li> <li>• Dismantled railway crosses area from south to north side with associated tree lines.</li> </ul>	1
Public accessibility	<ul style="list-style-type: none"> <li>• PRow from Cockret Road/recreation ground northwards across to Sherburn Road, poor condition</li> <li>• PRow from Crosshills Lane westwards to Dam Lane and links south to Leeds Road. Farm track in good condition, but deteriorates from Crosshills Farm westwards.</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Background traffic noise. Area is in between roads, main Leeds Road to south outside of area and B1223 to north edge with minor Flaxley Road crossing area with intrusive traffic noise. Adjacent the PRow from Cockret Farm good tranquillity.</li> <li>• Views of buildings on settlement edge.</li> </ul>	1
<b>Landscape quality score</b>		<b>3</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• <u>Between Cross Hills lane to Flaxley Road</u>: Flat, lack of boundary trees/hedges provides in places long open views of exposed settlement edge and adjacent undeveloped area.</li> <li>• <u>Between Flaxley Road and Cockret Farm</u>: ( Planning application for 200 houses north of Hembridge Farm off Flaxley Road) extends settlement boundary north eastwards. New proposed boundary treatment is shown as a buffer of open grass, trees and enhanced hedgerow along the west and north sides. This will create a softer settlement edge to the wider countryside/adjacent landscape. New settlement edge and adjacent undeveloped area will be visible from adjacent public viewpoints.</li> <li>• <u>Between Cockret Dike and B1223</u>: Views from PRow are restricted, one area known as the sports ground is not visible from the surrounding area.</li> <li>• B1223 and the Homes: adjacent area is visible from adjacent B1223 and provides a setting to this historic edge.</li> </ul>	1

## Selby 1A: Settlement Setting Assessment Area:

Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Large arable fields lie adjacent to settlement edge.</li> <li>• Buildings on settlement edge include dorma bungalows which reduce the visual impact on the adjacent countryside, however with short rear gardens this still creates a hard settlement edge due to the lack of available space for trees/shrubs to soften edge.</li> </ul>	1
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• The ribbon development along the B1223 blocks any views out to the adjacent open countryside while also creating an urban character to this road.</li> <li>• Long views to Industrial building/sheds form prominent features on the skyline of Selby</li> <li>• Smaller hedged fields create a vegetated buffer which softens the settlement edge, particularly when viewed from Cross Hills Lane.</li> </ul>	1
<b>Visual landscape quality value</b>		<b>3</b>
<b>Total</b>		<b>6</b>

## Selby 1A: Settlement Setting Assessment Area:

Scope for mitigation		
	<p>The flat open landscape offers opportunities for future development to improve the transition from housing to open countryside.</p> <p>The urban edge is typically hard fencing with some hedgerows but has an overall irregular shape due to the four farms that have associated small field areas that break up the form of the edge. This pattern should be replicated in future developments with large robust green buffer areas between the development and the wider landscape.</p> <ul style="list-style-type: none"> <li>• <b>Outer development edge:</b> Create new vegetated buffer on outer development edge to screen views of new settlement edge from wider countryside. This could include planting individual trees and tree lines along field boundaries beyond any new settlement edge rather than just planting adjacent to edge.</li> <li>• Irregular settlement edge with housing units not forming a strict building line against built edge.</li> <li>• Increase length of rear gardens as current gardens too short to provide a sufficient vegetated buffer to housing.</li> </ul> <p><b>Existing and new landscape features</b></p> <ul style="list-style-type: none"> <li>• <u>Entrance/gateway to settlement:</u> Enhance and maintain a new gateway to settlement along Flaxley Road</li> <li>• Small woodland copses should be designed as a feature within the development and also located on the development edge creating a link to the wider landscape character as well as providing screening and integration of the built form</li> </ul> <p><b>Recreational routes</b></p> <ul style="list-style-type: none"> <li>• <u>Existing Footpaths:</u> Protect existing PRoW and allow space on either side to enhance and conserve landscape character</li> <li>• <u>New Footpaths:</u> Provide new paths to create circular walks within development and links to other existing footpaths and the wider adjacent countryside.</li> <li>• Consider plant species in relation to SSSI.</li> </ul>	
<b>Conclusion</b>	<p><b>Low sensitivity to development</b>, with a moderate important settlement edge to protect and enhance. Opportunities to create a new settlement edge with improved recreational access to the adjacent countryside. The design of entrance gateways into Selby must be considered.</p>	<b>6</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Flood zone 3 Area benefiting from flood defence.</li> <li>• Listed buildings at Hempbridge Farm.</li> <li>• Grade 2 soils.</li> <li>• SSSI located to North west but outside study area.</li> <li>• Field pattern dates to the post medieval period. Areas to north west are part of the Selby parliamentary enclosure award. Partial boundary legibility due to boundary changes.</li> <li>• Small area of Priority Habitat Inventory reedbeds.</li> <li>• SHLAA indicates considerable pressure for development towards north west of Selby.</li> </ul>	



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## Selby 1B: Settlement Setting Assessment Area:

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This is a sub unit of the LCA: West Selby Plain: rural fringe characterized by a small intimate landscape with medium sized and irregular arable and pasture fields. The boundaries are to the north: hedge line with intermittent tree, to the west: field hedgerows and to the south the Selby Dam (water course).



*View From Cross Hill Lane back to Selby, with church spire of Saint Mary's*



*View across Selby Dam to backs of properties on the A1238*



*Open arable fields with hedgerow and trees adjacent Cross Hill Lane*

<b>Settlement Fringe Analysis</b>		<b>Score</b>
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>An intimate landscape with narrow linear pasture fields adjacent to the Selby Dam with remnant hedge lines defining the north boundary and Leeds Road defining the south boundary.</li> <li>Linear arable field adjacent to Leeds Road at west end.</li> <li>Occasional individual field trees with limited hedgerows associated with former field boundaries near Holden</li> <li>Gardens and Meadway.</li> </ul> <p>This study area displays little consistency with the wider character of the landscape and is more representative of a pasture landscape associated with a water course.</p>	3
Public accessibility	<ul style="list-style-type: none"> <li>One PRoW from Cross Hills Lane across Selby Dam to the A1238 (Leeds Road)</li> <li>No routes along the Selby Dam.</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Traffic noise intrudes from the adjacent A1238 Leeds Road.</li> </ul>	1
<b>Landscape quality score</b>		<b>5</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>Open views out to undeveloped area adjacent to settlement edge.</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Southern settlement edge consists of mature rear gardens with some small hedged fields collectively creates a mature well established settlement edge.</li> <li>Eastern settlement edge is a continuation of the pasture fields along the Selby Dam.</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Views of Abbey: Some very limited views of Abbey and spire of Saint Mary's church seen rising above hedge rows/small trees to the east.</li> <li>Limited views across to properties on the A1238.</li> <li>Open fields, playing fields form continuous open character into centre of Selby along the Selby Dam.</li> </ul>	2
<b>Visual landscape quality score</b>		<b>7</b>
<b>Total</b>		<b>12</b>

## Selby 1B: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• This undeveloped strip of rural landscape (bordering the Selby Dam) is important to the setting of Selby Dam, which also continues as open land towards the built up environment of the historic core of Selby.</li> <li>• Provides a green buffer between the Leeds Road to the south and to the north development areas identified on farmland to the south of Cross Hills Lane.</li> <li>• Rear garden vegetation to the north side of properties along Leeds Road creates a visual buffer to the urban area.</li> <li>• No mitigation is suitable to reduce the effect of development on this settlement edge. It is recommended that no development take place along this green strip.</li> </ul>	
<b>Conclusion</b>	<b>High sensitivity to development</b> , which is important to protect and enhance. An important strip of open countryside leading towards the centre of Selby , with some views of Selby Abbey and Saint Mary's Church	<b>12</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Flood zone 3 Area benefiting from flood defence. Flood defence bunds along sides of the Selby dam.</li> <li>• Grade 2 soils</li> <li>• Field pattern dates to the post medieval period.</li> <li>• SHLAA indicates considerable pressure for development towards west of Selby.</li> </ul>	

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## Selby 1C: Settlement Setting Assessment Area:

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This is a sub unit of the LCA: West Selby Plain: rural fringe characterized by a flat landscape with large open arable fields with drainage ditches.

The boundaries are to the north: Monk Lane and Lordship Lane, to the south: The River Ouse



*The undeveloped landscape provides an open setting for the development along the B1223*



*The three storey buildings at the Holmes creates a prominent settlement edge*

## Selby 1C: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Flat, large scale open landscape with rectilinear arable fields, infrequent intermittent low hedgerows, occasional trees and open drains. Dikes create curvilinear edges to some fields.</li> <li>West end of area has medium sized semi irregular fields defined by erratic boundaries contrasting with the larger fields to east end and adjacent to River Ouse. Generally modern improved fields due to large scale boundary loss. Slightly more intimate landscape to north of interwar properties along B1223 at west end.</li> <li>Lanes flanked with ditches allowing open long views across adjacent countryside.</li> <li>Built edge along Bondgate creates important edge.</li> <li>This study area displays some consistency with the wider character of the landscape, although due to the prominent new settlement edge this degrades the adjacent rural landscape character.</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>PRoW from B1223 to Black Fen Lane and Wistow Road.</li> <li>PRoW from Holme Lane northwards across open landscape to Lordship Lane.</li> <li>Recreation area to land east of Wistow Road and Bondgate, bisected by Monk Lane.</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Away from Bondgate Road and B1223 area is generally peaceful.</li> <li>Open views of buildings on settlement edge but mainly screened by trees and hedges along settlement edge.</li> </ul>	1
<b>Landscape quality score</b>		<b>5</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>Inter war houses along B1223 partially visible from Black Fen Lane.</li> <li>New development along Priars Meadow is clearly visible from Monk Lane as settlement edge is approached.</li> <li>Settlement along Bondgate is clearly visible between large trees.</li> <li>New development Holmes Meadow (Bovis Homes) off Elston Ave has commenced and large three storey properties are very visually prominent in the wider landscape.</li> </ul>	2
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Inter war houses along B1223 have long rear gardens with mature garden trees and hedges that soften the settlement edge.</li> <li>New development along Priars Meadow has adjacent retained field boundary trees.</li> <li>Settlement edge along Bondgate has large trees on east side of road</li> <li>New development Holmes Meadow (Bovis Homes) off Elston Ave has commenced no screen planting but remnant hedge along north east side of former industrial site offers some softening of the settlement edge.</li> </ul>	1
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Long views to Industrial building/sheds form prominent features on the skyline of Selby</li> <li>Views of Abbey: Long view of Abbey across open arable field from Monks Lane</li> </ul>	1
<b>Visual landscape quality score</b>		<b>4</b>
<b>Total</b>		<b>9</b>

## Selby 1C: Settlement Setting Assessment Area:

Scope for mitigation		
	<p>The flat open landscape offers opportunities for future development to improve the transition from housing to open countryside.</p> <p>The urban edge to the north and east side is softened by the long gardens to inter war housing located at the top end of Bondgate and an area of open recreation land and trees along the east side of Bondgate.</p> <p>The urban edge to the centre is softened by mature trees associated with the side of Bondgate.</p> <p>The urban edge to the south was a former industrial site and this land has been granted planning permission for a housing estate.</p> <ul style="list-style-type: none"> <li>• <b>Outer development edge:</b> Create a new vegetated buffer on outer development edge to screen views of new settlement edge from wider countryside.</li> </ul> <p><b>Existing and new landscape features</b></p> <ul style="list-style-type: none"> <li>• <b>Entrance/gateway to settlement:</b> Enhance and maintain a new gateway to settlement along Bondgate Road.</li> <li>• <b>Small woodland copses</b> should be designed as a feature within the development and also located on the development edge creating a link to the wider landscape character as well as providing screening and integration of the built form.</li> <li>• Retain curilinear ditches that cross arable farmland.</li> <li>• <b>Protect open setting</b> of Bondgate Road.</li> </ul> <p><b>Recreational routes</b></p> <ul style="list-style-type: none"> <li>• <b>Existing Footpaths:</b> Protect existing PRoW and allow space on either side to enhance and conserve landscape character.</li> <li>• <b>New Footpaths:</b> Provide new paths to create circular walks within development and links to other existing footpaths and the wider adjacent countryside</li> </ul>	
<b>Conclusion</b>	<b>Medium sensitivity to development</b> , which is moderately important to protect or enhance due to a lack of an established settlement edge, allowing open views of existing new development. Opportunities for small scale development and an improved settlement edge. Important to protect existing Rights of Way and long views out to the open countryside	<b>9</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Flood zone 3 Area benefiting from flood defence.</li> <li>• Grade 1 soils.</li> <li>• Field pattern dates to the post medieval period.</li> <li>• Large conifer growing area to east side of Bondgate.</li> <li>• SHLAA indicates considerable pressure for development towards north east of Selby.</li> </ul>	

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## Selby 2: Settlement Setting Assessment Area:

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This is a sub unit of the LCA: Hambleton Sandstone Ridge: Rolling Open Farmland characterized by a flat landscape with medium sized irregular fields enclosed by robust hedgerows with the distinctive church spire of Saint Wilfrid's Church forming an important feature. The boundaries are to the north: the railway line, to the west: Brackenhill Lane, to the Doncaster Road.



*An undeveloped setting for Saint Wilfrid's Church with mature trees*



*View from Fox Hill Lane of bungalows and two storey properties define the settlement edge*

## Selby 2: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Flat, mainly medium sized irregular arable fields enclosed by straight robust native hedgerows.</li> <li>• Some roads characterised by no hedgerow boundaries (Brackenhill Lane and Foxhill Lane) allowing open views across adjacent arable fields and beyond to the wooded hill known as Brayton Barff.</li> <li>• The Saint Wilfrid's Church of England spire forms a distinctive landmark within this undeveloped landscape between Brayton and Selby.</li> <li>• This study area displays some consistency with the wider character of the landscape, even though this study area is narrow this area still has a strong rural character of open farmland.</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>• PRow to Saint Wilfrid's Church of England Church off Doncaster Road and south to Brayton.</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Traffic noise from A19 and from Brayton High School.</li> <li>• Railway line to north side of area, slightly raised above field levels, causes intermittent noise and visual disturbance to area.</li> </ul>	1
<b>Landscape quality score</b>		<b>4</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• Settlement to north side of railway line is partially visible with some clear views of the edge.</li> <li>• Settlement to the east is not visible from Brackenhill Lane due to intervening hedge lines.</li> <li>• Settlement edge along south side of Green Lane is intermittently visible between hedge and tree lines.</li> <li>• Brayton High School is not very visible due to intervening hedge and tree lines from the west side but is visible from Doncaster Road.</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Irregular settlement edge with mixed treatment along the boundary as follows:</li> <li>• Views north east from Foxhill Lane to the settlement edge consist of a mix of bungalows with established boundary garden vegetation.</li> <li>• Views across the railway line to the north to the settlement edge( A19) are open of two storey buildings with some mature trees at intervals.</li> <li>• Bungalows on settlement edge reduce the prominence of the settlement edge at these locations.</li> <li>• The two storey buildings north of the railway line are prominent within the adjacent country side to the south</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Views of the wooded hill rising above the flat plain of Brayton Barff to the south west</li> <li>• Views of the spire of Saint Wilfrid's Church of England seen above hedgerows from the A19, Foxhill Lane and Brackenhill Lane</li> </ul>	2
<b>Visual landscape quality score</b>		<b>7</b>
<b>Total</b>		<b>11</b>



## Selby 2: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>The undeveloped rural landscape around Saint Wilfrid's Church is important to its historic setting. The church spire can be seen from adjacent public access points along Foxhill Lane, Brackenhill Lane and the Doncaster Road. This open land and uninterrupted views should be maintain as an important setting to Saint Wilfrid's Church.</li> <li>However there are potential pockets of land that with the right type of development and settlement edge design could be accommodated. These areas are to the north and adjacent the railway line.</li> </ul> <p><b>Outer development edge:</b> Create a new vegetated buffer on outer development edge to screen views of new settlement edge from wider countryside.</p> <ul style="list-style-type: none"> <li><b>Entrance/gateway to settlement:</b> Enhance and maintain a new gateway to settlement along Foxhill Lane.</li> <li><b>Maintained views:</b> Protect views towards Saint Wilfrid's Church.</li> <li>Protect open setting of Saint Wilfrid's Church.</li> </ul> <p><b>Recreational routes</b></p> <ul style="list-style-type: none"> <li><b>New Footpaths:</b> Provide new paths to create circular walks within development and links to other existing footpaths and the wider adjacent countryside.</li> </ul>	
<b>Conclusion</b>	<p><b>A high scoring medium sensitivity to development</b>, which is moderately important to protect and enhance. The open rural setting for Saint Wilfrid's Church should be protected. Opportunities for small scale development exist to the north adjacent the railway line with an improved settlement edge.</p>	<b>11</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>Flood zone 2.</li> <li>Grade 2 soils.</li> <li>Large area of parliamentary enclosure between Selby and Brayton.</li> <li>Saint Wilfreds Church and vicarage listed buildings.</li> <li>SHLAA indicates considerable pressure for development towards west and south of Selby.</li> </ul>	

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## Selby 3: Settlement Setting Assessment Area:

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This is a sub unit of the LCA: West Selby Plain: rural fringe characterized by a small intimate landscape with medium sized and irregular arable and pasture fields. The boundaries are to the north: Cross Hills Lane, to the west: field hedgerows, to the south the rear gardens of properties along the Leeds Road.



*View along the Selby Canal to the railway bridge*



*View from east side of Brayton canal bridge to the trees which line Selby Canal*



*View from the Trans Pennine Trail adjacent Selby Canal through the hedgerow to properties off Thistle Close and Poppy Close*

## Selby 3: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Medium sized flat arable fields, mainly open until settlement edge of Brayton from Selby between Doncaster Road to Baffam Lane and onto Selby Canal. Intervening hedgerow boundaries along either side of Baffam lane.</li> <li>• Railway line runs north to south and bisects landscape along with A63 and Brayton Lane crossing the Selby canal from east to west. This creates an area of dense transport infrastructure and small piecemeal areas of land.</li> <li>• Tree planting associated with either side of the A63 and new linear planting between Henwickhall Lane and railway line.</li> <li>• Selby Canal defined in flat landscape with riparian vegetation of trees and shrubs.</li> <li>• This study area displays some consistency with the wider character of the landscape, it has a semi rural character, with the relatively large amount of trees, but is slightly degraded by the crossing transport infrastructure.</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>• Trans Pennine Trail runs adjacent the Selby Canal on west side continues all the way into Selby and out to the south. Car park for access to Trans Pennine Trail.</li> <li>• Open countryside views are appreciated to the west from this PRow.</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Some traffic noise from A63</li> </ul>	1
<b>Landscape quality score</b>		<b>5</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• Views from public areas to undeveloped areas adjacent to the settlement edge.</li> <li>• The open countryside within the survey area forms an important strategic gap between Selby and Brayton, as well as creating an open setting for the Saint Wilfrid's Church off the Doncaster Road</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Views from Baffam Lane across low robust hedgerow to Selby settlement edge which is characterised by mature trees within the rear gardens along the settlement boundary of properties off Baffram Gardens; allowing some glimpsed views of two storey residential detached properties (Baffram Gardens).</li> <li>• Views from Brayton Lane across to established settlement edge.</li> <li>• Views from the Doncaster Road are across robust native hedgerow to the settlement edge. The hedgerow vegetation to the south of the sports facility (at the junction of Doncaster Road and Baffam Lane) further obscures views of the settlement edge.</li> <li>• The built settlement edge formed by properties off Thistle Close and Poppy Close is highly visible.</li> </ul>	3
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Views across to Saint Wilfrid's Church can be appreciated from the Trans Pennine Trail.</li> </ul>	2
<b>Visual landscape quality score</b>		<b>8</b>
<b>Total</b>		<b>13</b>

## Selby 3: Settlement Setting Assessment Area:

<b>Scope for mitigation</b>		
	<b>No mitigation is suitable to reduce the effect of development on this settlement edge</b>	
<b>Conclusion</b>	<b>High sensitivity to development</b> , which is important to protect and enhance. The open rural setting (on the south side of the A19) for Saint Wilfrid's Church should be protected. Although the settlement edge lacks maturity, the adjacent open space is important to the setting of the Selby Canal and amenity value of the Trans Pennine Trail. Critical area to maintain separation between Selby and Brayton.	<b>13</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Flood zone 2 to west side and zone 3 to east side..</li> <li>• Grade 2 soils</li> <li>• Large area of parliamentary enclosure between Selby and Brayton.</li> <li>• SHLAA indicates considerable pressure for development towards south of Selby.</li> <li>• National Cycle Network along side of Selby Canal.</li> <li>• SINC (Selby 3 lakes) located between Selby Canal and A1041</li> <li>• No SHLAA proposed for land to east of A63.</li> <li>• SHLAA indicates considerable pressure for development towards south of Selby. this would connect urban area of Selby with Brayton.</li> </ul>	

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## Selby 4: Settlement Setting Assessment Area:

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This is a sub unit of the LCA: Camblesforth Lowlands: Flat Open Farmland and Semi Enclosed farmland characterized by a flat landscape with mainly medium sized open arable fields, drainage ditches as field boundaries and Staynor Wood with a collection of adjacent small pasture fields. The boundaries are to the west: the Doncaster Road, to the south: Thief Lane, to the east: East Common Lane.



*Open views to adjacent countryside from Thief Lane*



*View from East Common Lane to settlement edge, with A63 In foreground*

## Selby 4: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Flat, mainly medium sized irregular arable modern improved fields.</li> <li>• Staynor Wood (ancient semi natural woodland) forms a strong vertical feature within the landscape. Wood has significantly shrunk in size. Used to extend east and south to Barlow Grange.</li> <li>• Field boundaries defined by open drainage ditches.</li> <li>• A63 prominent on low planted embankment to north creates visual barrier as well as the new settlement edge for Selby</li> <li>• This study area displays some consistency with the wider character of the landscape, as it is very open on the west side but wooded on the east side.</li> <li>• The development north of the A63 is not visible but the large scale industrial units at East Common are clearly visible from East Common Lane.</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>• No PRoW within survey area. Minor roads offer recreational access to</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Some noise from A63, however limited visibility of development to north side of main road, partly due to intervening Staynor Wood.</li> </ul>	1
<b>Landscape quality score</b>		<b>4</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• Open undeveloped area visible from surrounding roads, no clear view of settlement edge.</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• The settlement edge is new due to the development around Staynor Hall, however the robust tree and shrub planting creates a defined edge, separating the new development from the adjacent open countryside.</li> <li>• Additionally the A63 and associated planting provides another visual foil to the settlement edge.</li> </ul>	3
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Views from A63 across to Selby are screened by existing highway tree and shrub planting, some views of the new development</li> </ul>	2
<b>Visual landscape quality score</b>		<b>8</b>
<b>Total</b>		<b>12</b>

## Selby 4: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>The A63 forms a very well defined settlement edge to the south east side of Selby. Any new development would be out of character with the existing rural character within this survey area.</li> <li>Staynor Wood is the remanent wood from a larger area that has diminished in size over the past 30 years and is thus even more important to protect.</li> </ul>	
<b>Conclusion</b>	<p><b>A high sensitivity to development</b>, which is important to protect and enhance. The A63 and associated highway planting creates a defined settlement edge to Selby with the adjacent undeveloped land highly visible from the surrounding area and contributing to the undeveloped rural landscape character of the landscape to the south east of Selby.</p>	<b>12</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>Flood zone 3.</li> <li>Grade 2 soil.</li> <li>Staynor Wood area of Ancient Semi-Natural Woodland.</li> <li>No SHLAA proposed for land to south of A63. Planning permission for large areas of land within the defined development area, between the A63 and Selby College.</li> <li>SINC covers Staynor Wood.</li> </ul>	

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## Selby 5: Settlement Setting Assessment Area:

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This is a sub unit of the LCA: Wharfe-Ouse River Corridor: Open Drained Farmland and Valley Floor Farmland: characterized by a fragmented flat landscape with arrange of mixed land uses including allotments, playing fields, arable fields and groups of industrial units. The boundaries are to the east: the A63.



*Mature trees are a feature of this area*



*View across River to Selby Abbey from riverside terraces*



*Industrial development along A19 dominates settlement edge to the north*



## Selby 5: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Flat landscape mainly large sized regular arable modern improved fields.</li> <li>Prominent route corridors: A63 on embankment to the west side.</li> <li>Mature trees on adjacent roads, along River Ouse and railway line to north side.</li> <li>This study area displays consistency with the wider character of the landscape.</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>Trans Pennine Trail runs adjacent to the River Ouse</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Reasonably tranquil with some noise disturbance from the A63.</li> </ul>	1
<b>Landscape quality score</b>		<b>5</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>Settlement edge not visible from surrounding public areas due to intervening A63 on a raised embankment.</li> </ul>	1
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Clearly defined by the A63 with maturing roadside planting on embankment facing area.</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Views very limited due to A63 and large road bridge over the River Ouse.</li> </ul>	1
<b>Visual landscape quality score</b>		<b>4</b>
<b>Total</b>		<b>9</b>

## Selby 5: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• There is no current development within this area and as the A63 forms the settlement edge there is no scope for improving an existing built edge.</li> <li>• The mitigation measures required for successful development within this study area</li> <li>• <b>Outer development edge:</b> Provide a vegetated buffer to screen the built development edge.</li> <li>• <u>Small woodland copses</u> should be designed as a feature within the development and also located on the development edge creating a link to the wider landscape character as well as providing screening and integration of the built form.</li> <li>• <u>Protect open river setting</u> of River Ouse</li> </ul> <p><b>Recreational routes</b></p> <ul style="list-style-type: none"> <li>• <u>Existing Footpaths:</u> Protect existing Trans Pennine Trail PRoW and allow space to enhance and conserve landscape character.</li> <li>• <u>New Footpaths:</u> Provide new paths to create circular walks within development and links to other existing footpaths and the wider adjacent countryside especially to the River Ouse</li> </ul>	
<b>Conclusion</b>	<b>A medium sensitivity to development</b> , which is moderately important to protect and enhance. A landscape with limited opportunities for development. The A63 forms a strong boundary to the existing defined developments limits boundary and there would appear to be no logic to leapfrog the A63 and continue development to the south east.	<b>9</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Flood zone 3, area benefiting from flood defences.</li> <li>• Grade 1 soil.</li> <li>• No SHLAA proposed for this area.</li> <li>• Modern improved fields.</li> </ul>	

## 11.2 MARKET TOWN: Tadcaster

### 11.2.1 Town Context

Tadcaster is a fairly compact small market town which is loosely divided into two main areas of development by the River Wharfe. The main historic core is located to the west of the River Wharfe, with more recent development extending out to the east along the York Road and further to the west along the Leeds Road. The survey area is divided between three landscape character areas as defined by the Landscape Assessment of Selby District January 1999 with the West Selby Ridge to the west, the York Fringe to the east and the Wharfe-Ouse River Corridor located in-between. The relevant characteristics of these landscape assessment areas in relation to Tadcaster and its surrounds area, are as follows:

### 11.2.2 Town Description

The town is surrounded to the west and east by medium scale arable farmland with also two large areas of designed historic parkland at Inholmes and Oxton Hall. Although the River Wharfe is seen to divide the settlement, this green corridor is characterised by an extensive network of footpaths and landmarks which are strongly related to the historic urban character of the settlement. The open landscape along the River Wharfe corridor is characterised by smaller fields, often grassland with mature field trees.

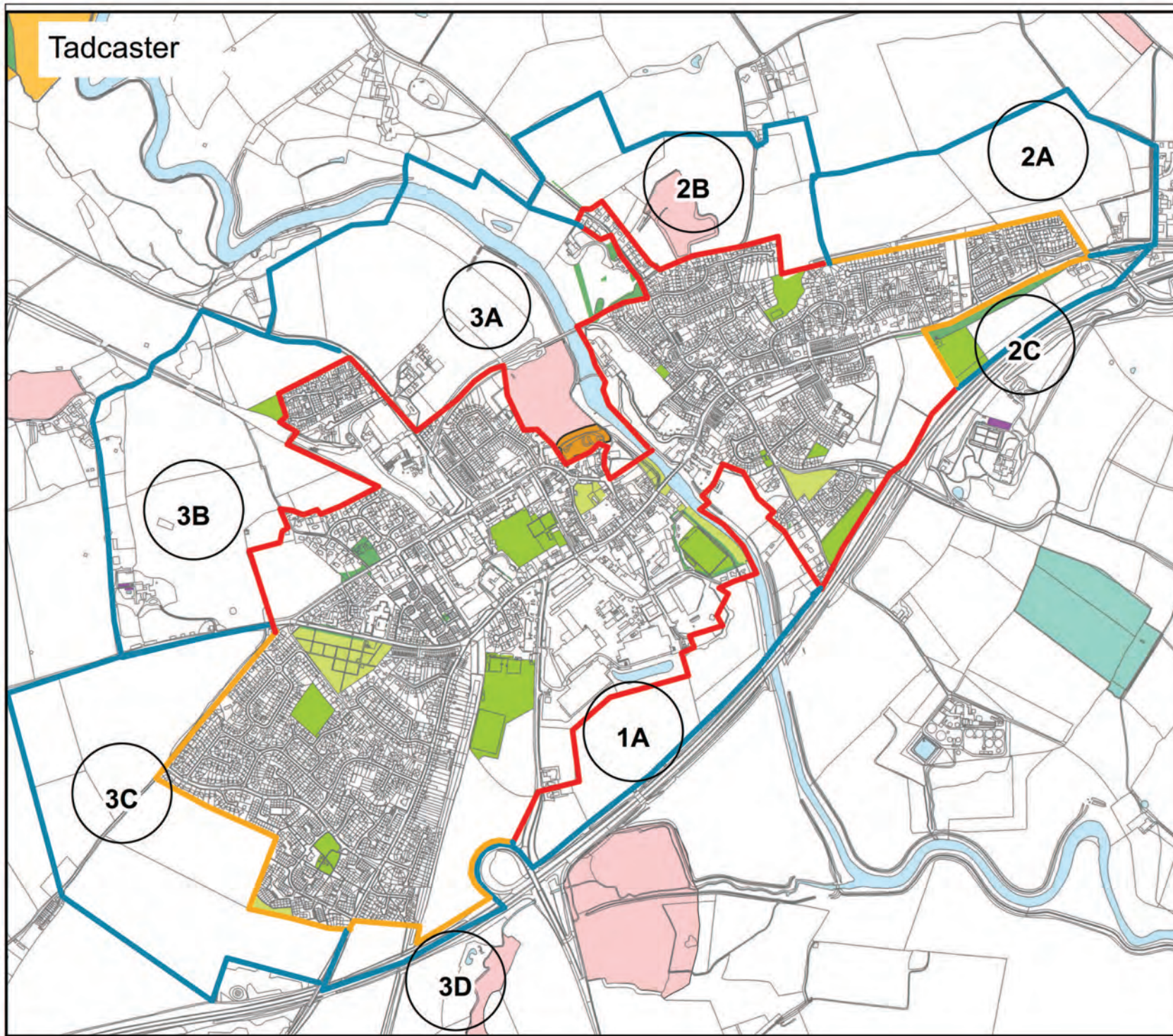
Another feature of the surrounding landscape of Tadcaster are the redundant railway lines which have formed strong linear tree/shrub corridors, often extending out into the open countryside, along the settlement edge and into the urban fabric.

The visibility of the settlement edge is varied ranging from open views of the Brewery buildings on the south eastern edge of the settlement, as can be appreciated from the A64, to a screened settlement edge by a redundant railway line along the north eastern edge (off the York Road) and the south eastern edge along Stutton Road. The Brewery buildings also form identifiable visual features within the town, with numerous views around the

town to the factories and chimneys.

Where housing is more visible on the settlement edge, it is from later 20th Century development, for example on the western edge at Woodlands Avenue and Windmill Rise and on the northern edge at Kelcbar Close.

RESULTS OF SETTLEMENT SETTING ASSESSMENT				
Settlement Setting Area	Settlement Fringe Quality	Impact of Settlement extensions	Total Assessment Score	Sensitivity to Development
1A	7	9	16	High
2A	4	5	9	Medium
2B	8	6	14	High
2C	3	5	8	Medium
3A	8	9	17	High
3B	7	6	13	High
3C	4	4	8	Medium
3D	3	5	8	Medium

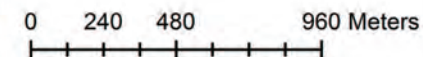


## Legend

### Settlement Setting Assessment Areas

#### Type

- Important to protect from development
- Moderate importance to protect from development
- Settlement Assessment Edge
- Scheduled Monument
- Tpo\_region
- SINC
- Historic Parks & Gardens
- Local Amenity Spaces (Inc. Village Greens, Allotments & Church Yards)
- Recreation Open Spaces (Inc. Sports Pitches & Playing Fields)
- Traditional Orchards
- SSSIs



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## Tadcaster 1A: Settlement Setting Assessment Area:

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This is a Sub unit of the LCA: Wharfe-Ouse River Corridor: Valley Farmland characterised by an area of heavily drained farmland and sports pitches Enclosed to the south by the A64, to the west by the A162 and to the north and east the settlement edge



*View from the corner of the car park*



*View across the River Wharfe to the top parts of the Brewery buildings*



*View from the PRoW across to the settlement edge adjacent Ouston Lane*



*View along the River Wharfe towards the A64*

## Tadcaster 1A: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>The River Wharfe is flanked by grass flood embankments.</li> <li>Mix of pasture fields alongside river with larger fields between development limit and settlement assessment edge.</li> <li>Robust hedgerows, individual mature trees (some remnants of a designed landscape) along east side of River Wharfe, tree planting along north side of A64.</li> <li>Tree planting along south side of brewery estate area.</li> </ul>	3
Public accessibility	<ul style="list-style-type: none"> <li>PRoW on both sides of River Wharfe which link to Ebor Way north of the A659 and continue both south and north along the River Wharfe.</li> <li>PRoW into Brewery and out to river.</li> </ul>	3
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>A heavily treed boundary landscape, providing enclosure, however with background traffic noise from the A64.</li> </ul>	1
<b>Visual Landscape quality score</b>		<b>7</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>This is a very visible settlement edge with open views from the A64 and PRoWs, both allowing views across to the majority of the survey area.</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Brewery, south of Centre Lane: An irregular belt of semi-mature trees set within 10-20m wide margin. Upper sections of buildings and chimneys are visible beyond and above the belt of semi-mature trees.</li> <li>Ouston Lane : Long rear gardens, with hedgerows and trees creates a soft settlement edge, reducing the visibility of this row of large detached properties</li> <li>Car park: Post and rail, low wall and mature trees create a semi open edge allowing views of Tadcaster Health centre and housing beyond</li> <li>Beech Close: Higher density development with short rear gardens, allows views of broken settlement edge</li> </ul>	3
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Brewery Chimneys – John Smiths and tops of associated buildings, a recognisable settlement edge for Tadcaster and its history.</li> <li>Open setting of River Wharfe leading into centre of Tadcaster.</li> </ul>	3
<b>Visual landscape quality score</b>		<b>9</b>
<b>Total</b>		<b>16</b>

## Tadcaster 1A: Settlement Setting Assessment Area:

Scope for mitigation		
	No mitigation is suitable to reduce the effect of development on the settlement edge.	
<b>Conclusion</b>	<b>High sensitivity to development</b> , with a high score, which is important to protect and enhance. An important settlement edge for Tadcaster, with an open setting and distinctive views of the brewery from the A64. High amenity value with a good network of PRow adjacent to the River Wharfe. High risk flood zone area completely flooded in winter 2015. Area known as Tadcaster Ings.	<b>16</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Area around bridge is a Conservation Area. Bridge listed.</li> <li>• Flood zone 3.</li> <li>• SHLAA indicates no pressure to develop this area.</li> </ul>	

DRAFT SDC LANDSCAPE ASSESSMENT 17 JUL 2016

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## Tadcaster 2A: Settlement Setting Assessment Area:

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This is a Sub unit of the LCA: York Fringe: Flat Wooded Farmland characterized by a gently undulating arable landscape with robust hedgerows. The boundaries are to this Sub unit is the industrial site to the east, the northern boundary is the field hedgerow boundary and to the west the hedgerow which demarcates the change from arable to pasture.



*View back from the PRow to Tadcaster*



*View to the robust tree planting belt at the end of turnpike Road*



## Tadcaster 2A: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Elevated and gently undulating landscape with large arable fields and robust native hedgerow as boundaries.</li> <li>A few pasture fields align settlement edge, where individual trees become a more common feature of the hedgerows.</li> <li>Remnant earthworks associated with railway line now overgrown with trees and shrubs running along south boundary of study area.</li> <li>Isolated farmsteads one located to east end of study area.</li> <li>Visible car sales and associated shed style buildings at Low Moor just to the east of the study area.</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>PRoW runs north along Little Catterton Lane on western side of Low Moor.</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Traffic noise from A64 increasing further to the east.</li> <li>Isolated elevated character further to the north with views enclosed by hedgerows.</li> </ul>	1
<b>Landscape quality score</b>		<b>4</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>A robust vegetated settlement edge exists here screening settlement edge from the wider study area.</li> <li>The majority of the study area is visible from the PRoW.</li> </ul>	2
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Located along the northern edge is a mix of shrubs and trees which covers the redundant railway embankment.</li> <li>New tree and shrub planting exists as a buffer around north east and eastern end of existing housing development off Turnpike Rd.</li> </ul>	3
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>No distinctive views into settlement.</li> </ul>	0
<b>Visual quality score</b>		<b>5</b>
<b>Total</b>		<b>9</b>

## Tadcaster 2A: Settlement Setting Assessment Area:

Scope for mitigation		
	<p>The mitigation measures required for successful development within this study area is a combination of improvements which will restore and improve the settlement edge.</p> <p><b>Outer development edge</b></p> <ul style="list-style-type: none"> <li>• <u>Outer development edge</u>: Create new vegetated buffer on outer development edge to screen views of new settlement edge from wider countryside. This could mimic the existing deep strip of vegetation along the disused railway line.</li> </ul> <p><b>Existing and new landscape features</b></p> <ul style="list-style-type: none"> <li>• Trees and hedgerows of value should be protected, enhanced and maintained within any new development proposals, in particular the redundant railway embankment. Small clumps of trees should be included in the development and possibly incorporate retained hedge lines.</li> <li>• <u>New Footpaths</u>: There are currently no footpaths in this area. Provide new paths to link to footpath to west side at Broadfields Farm and to east side on Little Catterton Lane. Create circular walks within any proposed development.</li> </ul>	
<b>Conclusion</b>	<p><b>Medium sensitivity to development</b>, which is moderately important to protect or enhance. The old line of the railway creates a well-defined settlement edge. Opportunities for further development beyond the settlement boundary could be accommodated, although a restored settlement edge of similar character would need to be installed to protect the landscape character of the adjacent countryside</p>	<b>9</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Not in a flood zone.</li> <li>• Grade 2 soils.</li> <li>• Large area of modern improved fields consisting of large irregular fields defined by regular hedgerows.</li> <li>• SHLAA indicates considerable pressure for development towards north east side of Tadcaster, extending out to Broadfields Farm.</li> <li>• Entry level stewardship agreement land to west side.</li> </ul>	

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## Tadcaster 2B: Settlement Setting Assessment Area:

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This is a sub unit of the LCA: York Fringe: Flat Wooded Farmland characterized by a gently undulating small field arable landscape with robust hedgerows and small woodland copses. The boundaries of this sub unit is to the east the hedgerow demarcating the change in agriculture from pasture to arable, to the north a hedgerow field boundary and to the west Wighill Lane



*View towards settlement edge with properties on Hudson Way*



*View from PRoW of settlement edge and properties on Hudson Close*



*View of adjacent countryside from PRoW*

## Tadcaster 2B: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>An undulating and elevated landscape with a mix of irregular arable and pasture fields enclosed by robust native hedgerows with intermittent hedgerow trees and also field trees marking old field boundaries.</li> <li>Woodland copses and woodland belts.</li> <li>Large former disused brickyard with associated vegetation.</li> <li>Rough tracks with thick boundary native hedgerows.</li> <li>Farmsteads beyond study area.</li> <li>Ponds in fields.</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>PRoW runs along northern boundary, then turns north out into open countryside to connect to further PRoWs.</li> </ul>	3
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Quiet and away from consistent traffic noise</li> </ul>	3
<b>Landscape quality score</b>		<b>8</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>A PRoW provides views to undeveloped areas adjacent to the settlement boundary.</li> <li>Edge of settlement can be clearly seen from the PRoW.</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li><u>Eastern end of Hudson Way</u>: Short rear gardens enjoy an open aspect with views out to the adjacent countryside.</li> <li><u>Western end of Hudson Way</u>: Robust thick hedgerows adjacent lane (PRoW) provides strong vegetated settlement edge with views out to the north.</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>No distinctive views into settlement.</li> <li>Views from properties on perimeter into adjacent countryside.</li> </ul>	1
<b>Visual quality score</b>		<b>6</b>
<b>Total</b>		<b>14</b>

## Tadcaster 2B: Settlement Setting Assessment Area:

Scope for mitigation		
	<p>The mitigation measures required for successful development within this study area is a combination of improvements which will restore and improve the settlement edge and respond to the existing landscape.</p> <ul style="list-style-type: none"> <li>• Protect SINC area which will conserve rural character of any new settlement.</li> <li>• Avoid extension of ribbon development along Wighill Lane.</li> </ul> <p><b>Outer development edge</b></p> <ul style="list-style-type: none"> <li>• <u>Outer development edge</u>: Provide a vegetated buffer allowing some visibility of the built development edge</li> <li>• Recreate the existing irregular settlement edge (particularly at top end of Hudson Close) with housing units not forming a strict building line but juxta-positioned creating varied building line of gable ends and rear walls.</li> <li>• Avoid development more than two storeys on higher areas of land.</li> </ul> <p><b>Existing and new landscape features</b></p> <ul style="list-style-type: none"> <li>• Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals</li> <li>• <u>Entrance/gateway to settlement</u>: Enhance and maintain an overall gateway to settlement. Avenue of trees along Wighill Lane to Healaugh Manor Cottages must be protected and enhanced if land to east side is developed.</li> <li>• <u>Small woodland copses</u> should be designed as a feature within the development and also located on the development edge creating a link to the wider landscape character as well as providing screening and integration of the built form.</li> <li>• <u>Maintained views</u>: Protect views from PRoW from adjacent open countryside</li> <li>• Proposed Landscape elements within the new development could include groups of trees, which would help to enhance and restore the overall quality of the settlement edge</li> </ul> <p><b>Recreational routes</b></p> <ul style="list-style-type: none"> <li>• <u>Existing Footpaths</u>: Protect existing PRoW and allow space on either side to enhance and conserve landscape character</li> <li>• <u>New Footpaths</u>: Provide new paths to create circular walks within development and links to other existing footpaths and the wider adjacent countryside</li> </ul>	
<b>Conclusion</b>	<b>High sensitivity to development</b> , but with a lower score, which is important to protect and enhance. An intimate undulating landscape, visible from a well used PRoW leading out towards open countryside.	<b>14</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Not in a flood zone.</li> <li>• Grade 2 soils to east side and grade 3 soils to west side.</li> <li>• Large area of modern improved fields consisting of large irregular fields defined by regular hedgerows.</li> <li>• SHLAA indicates no pressure for development within study area.</li> <li>• Includes a SINC located in former disused brick yard, with priority habitat inventory Deciduous woodland to south side of SINC area and Lowland fens to north side.</li> </ul>	

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## Tadcaster 2C: Settlement Setting Assessment Area:

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This is a sub unit of the LCA: York Fringe: Parkland characterized by a gently undulating to flat mixed arable landscape, hedgerows and remnant parkland features. The boundaries are to the south the A64, to the east the A64 junction and to the west Oxton Lane



*View along the A659 to Slip Inn Cottages with mature tree belt behind*



*View of mature tree belt adjacent A659*



*View from Oxton Road to north and settlement edge*

## Tadcaster 2C: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Slightly undulating to a flat landscape with mainly pasture fields and robust hedgerows as boundaries.</li> <li>Wide tree belt originally part of Oxton Hall (located to the south of the A64) parkland encloses non designated footpath. The rest of the parkland east of the A64 is not evident.</li> <li>Robust tree and shrub planting associated with A64 creates strong linear element within landscape.</li> <li>Native hedgerows and a few individual field trees aligning on old field boundaries.</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>No PRowS within survey area, but undeveloped land is visible from Oxton Road</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Traffic noise from A64 and York Road.</li> </ul>	0
<b>Landscape quality score</b>		<b>3</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>At the northern end, the existing tree belt (adjacent the York Road) restricts views into the adjacent undeveloped area.</li> <li>At the southern end, there are limited views from Oxton Lane across to the undeveloped area due to rising landform.</li> </ul>	2
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li><u>Eastern end of the A659( York Road)</u>: Thick mature tree belt (originally part of the parkland planting associated with Oxton Hall) provides a soft settlement edge</li> <li><u>Western end of the A659</u>: Open field boundary demarcated with post and wire fence, allows views from properties on northern side of A659 out to the south</li> <li><u>Oxton Road</u>: Open edge to the north, before becoming elevated to cross A64 where there is robust tree and shrub planting on the highway embankments</li> <li><u>Grange Avenue and Grange Road</u>: Irregular settlement edge constituting short rear gardens with mixed boundary treatment with gable ends visible. Recreation field and playing fields of primary school</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>No distinctive views into settlement, but views to properties on northern side where the wide tree belt ends and properties on Old Brewery gardens begins.</li> </ul>	1
<b>Visual quality score</b>		<b>5</b>
<b>Total</b>		<b>8</b>

## Tadcaster 2C: Settlement Setting Assessment Area:

Scope for mitigation		
	<p>The mitigation measures required for successful development within this study area is limited due to the very narrow strip of land with a recreation field at the west end and Slip Inn Farm at the east end limiting possible access routes into the area. There is not sufficient space to integrate any large scale development with the existing settlement edge and it is proposed that only very small scale development be considered if at all.</p> <p><b>Existing and new landscape features</b></p> <ul style="list-style-type: none"> <li>• Undertake historic survey (including vegetation) to assess condition of remaining features associated with Oxton Hall. Look to restore and integrate historic character of Oxton Hall parkland into any future development layout</li> <li>• Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals, in particular vegetation relating to historic landscape.</li> <li>• Plant new trees and hedges to screen views of any development.</li> <li>• <u>Entrance/gateway to settlement</u>: Enhance and maintain an overall gateway to settlement on approach along York Road.</li> </ul> <p><b>Recreational routes</b></p> <ul style="list-style-type: none"> <li>• Limited opportunity to create new footpath links due to close proximity of A64.</li> </ul>	
<b>Conclusion</b>	<p><b>Medium sensitivity to development</b>, which is moderately important to protect or enhance. Originally part of the parkland of Oxton Hall, the wide tree belt adjacent to the York Road should be protected as a remaining feature of this designed landscape. The newer wide tree belt by the A64 along with the narrow field area creates an important visual buffer between the A64 and the residential areas north of York Road. A very narrow strip of land remains between these two tree buffers which is not considered suitable for development even though scoring low in the medium sensitivity category.</p>	<b>8</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Not in a flood zone.</li> <li>• Grade 2 soils.</li> <li>• Wide woodland strip along Roman Road and planting along side of A64 constrain</li> <li>• SHLAA indicates no pressure for development within study area</li> </ul>	



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## Tadcaster 3A: Settlement Setting Assessment Area:

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This is a sub unit of the LCA: West Selby Ridge: Parkland characterized by a river valley with a range of historic landscape features. The boundaries are to the north the woodlands, to the east Wighill Lane and to the west Wetherby Road.



*View towards the bridge over the River Wharf and settlement edge*



*View towards Saint Mary's Church, with River Wharf in foreground*

## Tadcaster 3A: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• River valley with historic features, including Castle Hill and redundant railway viaduct</li> <li>• Areas of grassland used as grazing, playing fields and general open space</li> <li>• Redundant railway line embankment covered with trees and understorey</li> <li>• Blocks of woodland, small woodland copses and individual trees</li> <li>• Isolated farmsteads</li> <li>• River Wharfe and riverside vegetation</li> </ul>	3
Public accessibility	<ul style="list-style-type: none"> <li>• PRoW leading northwards towards redundant railway line and beyond, then linking to a net work of other PRoW's including the Ebor Way adjacent the River Wharfe</li> <li>• Viaduct walk</li> </ul>	3
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Away from the A659 a quiet landscape that can be appreciated</li> </ul>	2
<b>Landscape quality score</b>		<b>8</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• A network of PRoWs provide views of undeveloped areas adjacent settlement edge</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• <u>Heatherdene</u>: A mix of short rear gardens, with timber fences and hedgerows</li> <li>• <u>Sainsbury's store, Mill Lane</u>: Open sided settlement boundary</li> <li>• <u>Kirkgate</u> : Buildings provide a façade to adjacent undeveloped land</li> <li>• Redundant railway line creates wide tree and shrub belt forming a strong soft settlement edge.</li> <li>• <u>Saint Mary's Church</u>: Open setting</li> <li>• <u>Westgate and Westfield Crescent</u>: Good vegetated edge with woodland block, thick boundary hedgerows and long rear gardens</li> </ul>	3
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Clear uninterrupted view to bridge at Bridge Street</li> <li>• View to Saint Mary's Church</li> </ul>	3
<b>Visual quality score</b>		<b>9</b>
<b>Total</b>		<b>17</b>

## Tadcaster 3A: Settlement Setting Assessment Area:

Scope for mitigation		
	<b>No mitigation is suitable to reduce the effect of development on the settlement edge.</b>	
<b>Conclusion</b>	<b>High sensitivity to development</b> , which is important to protect and enhance. Very high score. An established settlement edge with adjacent undeveloped land important to the setting for a number of historic buildings, features and landmarks along the settlement edge. The undeveloped land adjacent the River Wharfe also provides high amenity value.	<b>17</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Important riparian landscape along both sides of River Wharfe with trees.</li> <li>• Large conservation area covers southern end of area up to Tadcaster Viaduct (Listed Building).</li> <li>• Scheduled ancient monument Tadcaster motte and bailey castle.</li> <li>• St Marys Church listed building.</li> <li>• Fircroft Grade 2 listed building on east side of River Wharfe.</li> <li>• Remains of Roman settlement located near Riverside Community Primary School.</li> <li>• SINC area located between viaduct and Castle Hill.</li> <li>• Viaduct walk crosses south side of area leading to Tadcaster Viaduct, with associated dense vegetation. Priority Habitat Inventory Deciduous woodland (Castle Hill included and small woodland area to west of Fircroft House).</li> <li>• Flood zone 3 alongside River Wharfe. No flood zone on higher land to west side of study area.</li> <li>• Grade 2 soils to west side and grade 3 soils alongside River Wharfe.</li> <li>• Large area of medium sized semi-irregular fields defined by curvilinear external overgrown hedgerows and staright internal hedgerows.</li> <li>• SHLAA indicates considerable pressure for development within study area.</li> </ul>	

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## Tadcaster 3B: Settlement Setting Assessment Area:

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This is a sub unit of the LCA: West Selby Ridge: Parkland characterized by undulating mixed farmland enclosed by robust native hedgerows, areas of remnant parkland and a heavily vegetated redundant railway line. The boundaries are to the north east: the Wetherby Road, the north and west: the entrance track to Smaws Farm and the south: the A659



*View towards settlement edge and properties on Kelcbar Close*



*Looking back towards settlement edge*



*View of settlement edge at Kelcbar Close and Kelcbar Way*

## Tadcaster 3B: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Undulating landscape with a mix of grassland and medium sized arable fields enclosed by robust native hedgerows</li> <li>Remnants of parkland with individual trees and woodland belts identified at Inholmes</li> <li>Redundant railway line embankment covered with trees and shrub understorey</li> <li>Isolated farmsteads</li> <li>Blocks of woodland</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>PRoW leading northwards towards redundant railway line and beyond then linking to a network of other PRoW including the Ebor Way adjacent the River Wharfe</li> </ul>	3
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>In-between sections of the A659: Quiet landscape due to the rolling nature of the landform providing intimacy and remoteness quickly away from the settlement edge</li> </ul>	2
<b>Landscape quality score</b>		<b>7</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>A good network of PRoW allows high visibility of undeveloped land</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li><u>Kelcbar Close</u>: Short rear gardens, two storey properties, mixed rear garden treatment of close boarded fencing, occasional soft treatment with hedgerow</li> <li><u>Western end of Kelcbar Close and Kelcbar Way</u>: Open settlement edge to public open space of grassland, which is then enclosed by redundant railway line and associated trees and shrubs</li> <li>Redundant railway line creates wide tree and shrub belt forming a strong soft settlement edge</li> <li><u>Edgerton Drive and Edgerton Garth</u>: Mixed hedgerows, individual trees and fencing, along with a rolling landform creates a mixed open character to the settlement edge</li> <li><u>Inholmes Lane</u>: Predominantly hedgerow boundary treatment for rear gardens. Two storey properties visible with commanding views over adjacent arable field which is further enclosed by thick hedgerow boundary with mature trees</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Chimneys at the brewery</li> </ul>	1
Visual quality score		<b>6</b>
<b>Total</b>		<b>13</b>

## Tadcaster 3B: Settlement Setting Assessment Area:

Scope for mitigation		
	<p>The mitigation measures required for successful development within this study area is a combination of improvements to intergrate any new development edge with the parkland associated with Inholmes Park and the wider landscape.</p> <p>The existing settlement edges consist of commonplace boundaries with some limited hedge and tree planting.</p> <p><b>Outer development edge:</b></p> <ul style="list-style-type: none"> <li>• Provide a vegetated buffer allowing some visibility of the built development edge.</li> <li>• Irregular settlement edge with housing units not forming a strict building line but juxta-positioned creating varied building line of frontage and gable ends.</li> </ul> <p><b>Existing and new landscape features</b></p> <ul style="list-style-type: none"> <li>• Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals, in particular the redundant railway line also explore opportunities to use as recreational routeway.</li> <li>• Protect historic landscape character of parkland and setting.</li> </ul> <p><u>Entrance/gateway to settlement:</u></p> <ul style="list-style-type: none"> <li>• Enhance and maintain an overall gateway to settlement.</li> <li>• <u>Small woodland copses</u> should be designed as a feature within the development and also located on the development edge creating a link to the wider landscape character as well as providing screening and integration of the built form. Integrate with gateway into Tadcaster.</li> <li>• <u>Maintained views:</u> Protect views from PRoW.</li> <li>• Protect open setting of historic landscape character of the parkland.</li> </ul> <p><b>Recreational routes</b></p> <p><u>Existing Footpaths:</u></p> <ul style="list-style-type: none"> <li>• Protect existing PRoW and allow space on either side to enhance and conserve landscape character</li> </ul> <p><u>New Footpaths:</u></p> <ul style="list-style-type: none"> <li>• Provide new paths to create circular walks within development and links to other existing footpaths and the wider adjacent countryside.</li> </ul>	
<b>Conclusion</b>	<b>High sensitivity to development</b> , which is important to protect and enhance. An attractive landscape with a high amenity value with PRoW and good tranquillity. However there are opportunities for development off Wetherby Road. The design of the entrance gateway into Tadcaster, by Smaws Quarry, will need to be considered.	<b>13</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Not in a flood zone.</li> <li>• Grade 2 soils.</li> <li>• Area of wood pasture consisting of large enclosure associated with Inholmes Park. Medium sized semi irregular fields to the north of area.</li> <li>• SHLAA indicates no pressure for development on west side of dismantled railway, but proposed development between railway line and A659.</li> <li>• Small recreational grass area to west of Kelcbar Close.</li> </ul>	

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## Tadcaster 3C: Settlement Setting Assessment Area:

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This is a sub unit of the LCA: West Selby Ridge: wooded farmland characterized by a gently undulating landscape with large arable fields, intermittent native hedgerow as field boundaries and isolated properties. The boundaries are to the north: The A659, the north and west: field boundary hedgerows and Sutton Road to the east.



*View towards and along Garnet Lane*



*View back to settlement edge with properties on Woodlands Ave*



*View of settlement edge at Stutton Road*



*View of wide buffer belt adjacent settlement edge at Windmill Rise*

## Tadcaster 3C: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Gently undulating landscape with large arable fields enclosed by intermittent native hedgerows</li> <li>Toulston Grange and associated woodlands visible on horizon</li> <li>Quiet country lanes enclosed by native hedgerows with occasional tree and property</li> <li>Overhead pylons</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>No PRowS, however tarmac pathway along edge of settlement off Windmill Rise</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Traffic noise from A64 increasing further to the south</li> </ul>	1
<b>Landscape quality score</b>		<b>4</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>The settlement fringe is only locally visible from adjacent roads as you approach Tadcaster</li> </ul>	2
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Garnet Lane: Mixed front garden treatment, some open to the road others enclosed settlement edge then defined with native hedgerow along north western side of Garnet Lane.</li> <li>Woodland Avenue/Windmill Grove/beech Tree Road: Mixed soft treatment of rear garden boundaries</li> <li>Windmill Rise adjacent path: Robust hedgerow with grassland belt of individual mature trees</li> </ul>	1
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>No distinctive views into settlement</li> </ul>	1
Visual quality score		<b>4</b>
<b>Total</b>		<b>8</b>



## Tadcaster 3C: Settlement Setting Assessment Area:

Scope for mitigation		
	<p>The mitigation measures required for successful development within this study area is a combination of improvements which will restore and improve the settlement edge. No existing model within landscape to influence mitigation proposals.</p> <p>Land rises to east from Garnet Lane so avoid placing houses right at crest of slope, possibly position treed area within any development.</p> <p><b>Outer development edge:</b> Create new vegetated buffer on outer development edge to screen views of new settlement edge from wider countryside</p> <ul style="list-style-type: none"> <li>Irregular settlement edge with housing units not forming a strict building line but juxta-positioned creating varied building line of frontage and gable ends.</li> </ul> <p><b>Existing and new landscape features</b></p> <ul style="list-style-type: none"> <li>Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals, in particular the trees to the south of Windmill Rise</li> <li><u>Entrance/gateway to settlement:</u> Enhance and maintain an overall gateway to settlement along Stutton Road and Garnet Lane</li> <li><u>Small woodland copses</u> should be designed as a feature within the development and also located on the development edge creating a link to the wider landscape character as well as providing screening and integration of the built form</li> </ul> <p><b>Recreational routes</b></p> <ul style="list-style-type: none"> <li><u>Existing Footpaths:</u> Protect existing PRoW and allow space on either side to enhance and conserve landscape character</li> <li><u>New Footpaths:</u> Provide new paths to create circular walks within development and links to other existing footpaths and the wider adjacent countryside</li> </ul>	
<p><b>Conclusion</b></p>	<p><b>Medium sensitivity to development</b>, which is moderately important to protect or enhance. Large scale open agricultural land with no PRoW provides low amenity value. Garnet Lane provides an established settlement edge compared to the settlement edge between garnet lane and Stutton Road, where sites for development and a new settlement edge could be established</p>	<p><b>8</b></p>
<p><b>NOTES</b></p>	<ul style="list-style-type: none"> <li>Not in a flood zone.</li> <li>Grade 2 soils.</li> <li>Medium sized fields defined by straight hedgerows. Modern improved fields.</li> <li>SHLAA indicates no pressure for development in study area.</li> <li>Garnet Lane (Roman Ridge - Roman Road).</li> <li>Listed building - Tadcaster Windmill</li> </ul>	
	<p>DRAFT 27/6/2106</p>	

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## Tadcaster 3D: Settlement Setting Assessment Area:

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This is a sub unit of the LCA: West Selby Ridge: wooded farmland characterized by a flat landscape with a large arable fields, sports fields overgrown redundant railway line. The boundaries are to the east: the A162 and junction, the south: the A64 and the west: Sutton Road.



*View from Stutton Road to settlement edge with properties on Hawthorn Croft*



*View across sports fields towards redundant railway embankment covered in trees*



*View from A162 to settlement edge*

## Tadcaster 3D: Settlement Setting Assessment Area:

<b>Settlement Fringe Analysis</b>		<b>Score</b>
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Flat landscape between development limit and A64. Very narrow area of land.</li> <li>Good individual trees within hedgerows related to dismantled railway, embankments to A64 and sides of Stutton Road.</li> <li>Prominent looping access roads onto A64 with associated mature highway tree and shrubs planting but not part of the study area.</li> <li>Redundant railway line on embankment with overgrown vegetation forms buffer to settlement.</li> </ul>	1
Public accessibility	<ul style="list-style-type: none"> <li>PRoW along dismantled railway linking Church Lane with Hawthorn Close.</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Traffic noise from A64.</li> </ul>	1
<b>Landscape quality score</b>		<b>3</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>Hawthorne Close visible from Stutton Road but not visible from A64 nor PRoW.</li> <li>Field to east of dismantled railway is not visible.</li> </ul>	2
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Stutton Road: Redundant railway embankment overgrown with trees and shrubs creates soft edge to settlement</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>No distinctive views into settlement</li> </ul>	1
<b>Visual quality score</b>		<b>5</b>
<b>Total</b>		<b>8</b>

## Tadcaster 3D: Settlement Setting Assessment Area:

Scope for mitigation		
	<p>The mitigation measures required for successful development within this study area is a combination of improvements which will restore and improve the settlement edge.</p> <p><u>Outer development edge</u>: Provide a vegetated buffer allowing some visibility of the built development edge.</p> <ul style="list-style-type: none"> <li>• Irregular settlement edge with housing units not forming a strict building line but juxta-positioned creating varied building line of frontage and gable ends</li> <li>• Avoid development more than two storeys on outer edge</li> </ul> <p><u>Existing and new landscape features</u></p> <ul style="list-style-type: none"> <li>• Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals, in particular the vegetation on the redundant railway embankment</li> <li>• <u>Entrance/gateway to settlement</u>: Enhance and maintain an overall gateway to the settlement as approached along the A162</li> <li>• Protect historic landscape character of the setting of the Brewery</li> <li>• <u>Small woodland copses</u> should be designed as a feature within the development and also located on the development edge creating a link to the wider landscape character as well as providing screening and integration of the built form</li> <li>• <u>Maintained views</u>: Protect views of the Brewery</li> </ul> <p><b>Recreational routes</b></p> <ul style="list-style-type: none"> <li>• <u>New Footpaths</u>: Provide new paths to create circular walks within development and links to other existing footpaths and the wider adjacent countryside</li> </ul>	
<b>Conclusion</b>	<p><b>Medium sensitivity to development</b>, which is moderately important to protect or enhance. The redundant railway embankment provides an established settlement edge. Although the adjacent undeveloped land is ordinary and visible from Stutton Road, it provides an important entrance gateway into Tadcaster.</p>	<b>10</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Not in a flood zone.</li> <li>• Grade 2 soils.</li> <li>• Small sized fields defined by transport infrastructure</li> <li>• SHLAA indicates no pressure for development in study area.</li> </ul>	

## 11.3 MARKET TOWN: Sheburn in Elmet

### 4.1.1 Town Context

Sherburn in Elmet lies to the western edge of Selby District close to the district boundary, 7 miles west of Selby. The village is 3 miles east of the A1 and has local road connections to adjacent villages. Neighbouring villages within a 3 mile radius include Micklefield to the west, Saxton and Church Fenton to the North (Church Fenton has a railway station), South Milford almost joins the settlement to the south but is separated by the railway and station.

The village has a number of listed buildings predominantly the All Saints Church Grade 1 listed including a grade 2 listed cross within the churchyard, 3 other grade 2 listed buildings are designated within the village. The site of a Scheduled Ancient Monument King Athelstan's Palace lies within the oldest part of the settlement to the north west. SSSI Sherburn Willows Nature Reserve lies to the south west of the village.

### 4.1.2 Town Description

The settlement falls within two Local Landscape Character Areas, to the west the West Selby Ridge and to the east the West Selby Plain. The West Selby Ridge is typically a rural landscape, simple and large in scale with rolling arable farmland, large blocks of woodland, pockets of grasslands, woodlands, scrub, stream side wetlands of considerable nature conservation interest with narrow limestone winding valleys and exceptional historic legacy.

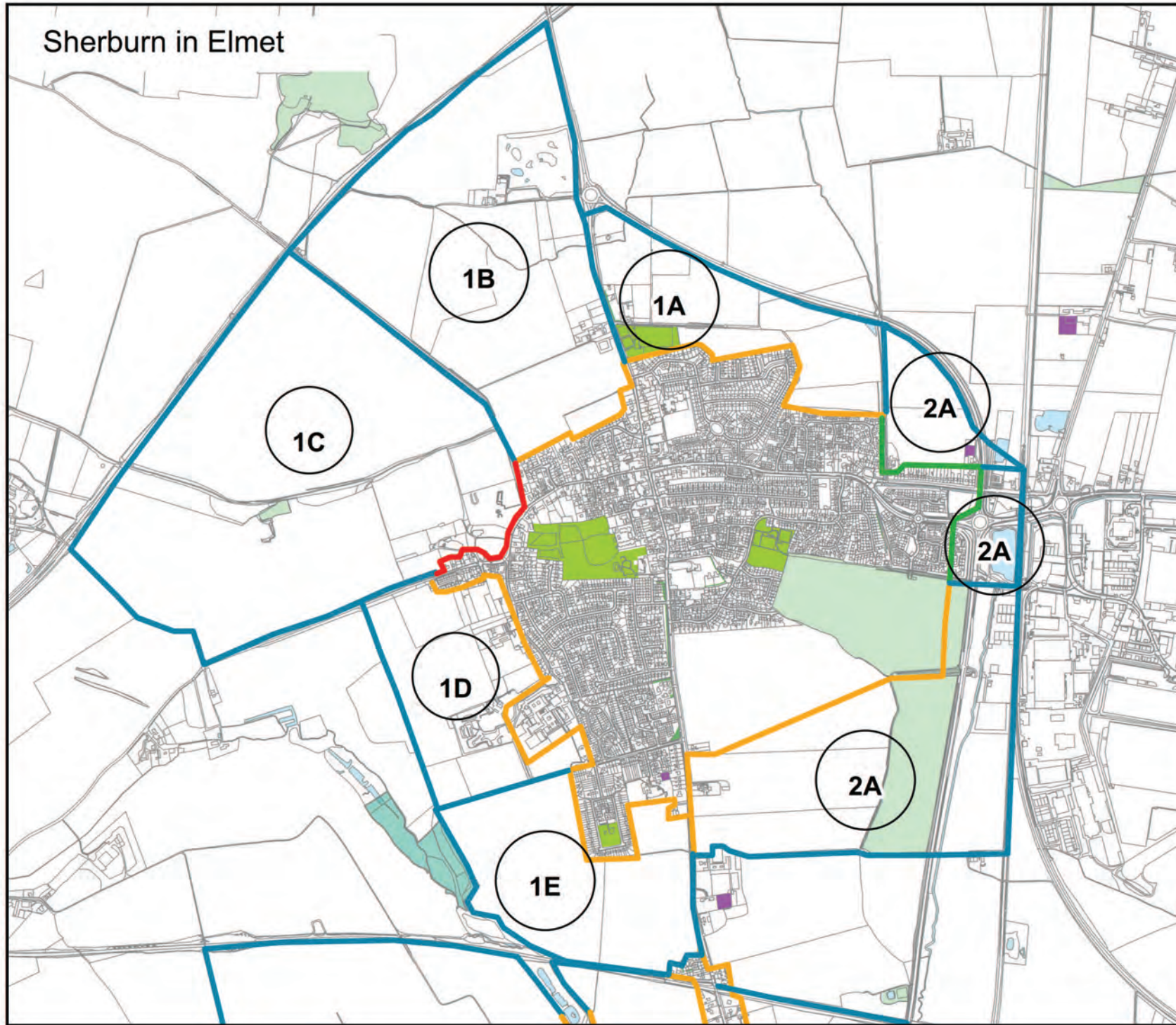
The West Selby Plain is characterised by extensive flat open low lying farmland with arable crops intensively cultivated in large fields with few hedgerows or trees. There are some belts of semi enclosed fields and lightly wooded landscape character with frequent hedgerows and small woodlands. There are very sparse settlements with only a few isolated properties. Designated Flood zones 2 and 3 are identified within the surrounding land within half a mile of the settlement edge.

There are PRoW footpath networks surrounding the village to the wider landscape though the routes are not well connected to the east but the west has a stronger footpath link from the north to the south of the village and out to the wider landscape lying to the west.

The settlement is a cruciform layout developed in a linear form from the Church to the centre. The original distinctive built form can still be seen within the settlement typified by the use of locally quarried limestone cut to a rough face, irregular size with thin lime mortar joints, and some properties lime rendered. The roofs are predominantly red handmade pan tiles or local grey slate. Housing in the centre is a mix of detached properties or terraces. Later development including post war housing, council estates and modern development have not used the locally distinct palette.

RESULTS OF SETTLEMENT SETTING ASSESSMENT				
Settlement Setting Area	Settlement Fringe Quality	Impact of Settlement extensions	Total Assessment Score	Sensitivity to Development
1A	3	6	9	Medium
1B	2	7	9	Medium
1C	4	9	13	Medium
1D	5	4	9	Medium
1E	4	4	8	Medium
2A	3	4	7	Medium
2B	3	3	6	Low
2C	3	3	6	Low

# Sherburn in Elmet

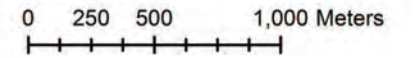


## Legend

### Settlement Setting Assessment Areas

#### Type

- Important to protect from development
- Moderate importance to protect from development
- Least important to protect for development
- Settlement Assessment Edge
- SINC
- Local Amenity Spaces (Inc. Village Greens, Allotments & Church Yards)
- Recreation Open Spaces (Inc. Sports Pitches & Playing Fields)
- Traditional Orchards
- SSSIs



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## Sherburn in Elmet 1A: Settlement Setting Assessment Area:

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The assessment area is fairly flat topography to the wider landscape; the land here is a transition to gently rolling land rising up to the elevated settlement edge. The wider landscape is characterised by open arable farmland of a fairly varied size and shape. Smaller enclosed fields and recreation land lie immediately along the Northern settlement edge. The

assessment area is bound to the north by the A162 around 200 metres from the settlement edge. Bishops Dike is a significant land drain running north to south, lying to the east of the study area, meeting with PRoW running through the study site and out along the drain further north. The properties along this elevated edge enjoy views to the open countryside to the North.



*View to terraces on rising settlement edge*



*View to terraces with softer edge and distinctive rolling arable land*

## Sherburn in Elmet 1A: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Pleasant character</li> <li>Wider landscape character is the transition from the Rolling Open Farmland to the Flat Open Farmland.</li> <li>Bound by the A162 to the north.</li> <li>Rolling edge of the settlement with terraces of housing (various ages of housing stock)</li> <li>Intact and intermittent hedgerows and some tree planting.</li> </ul>	1
Public accessibility	<ul style="list-style-type: none"> <li>Good Access</li> <li>Small field patterns and recreation land with a PRoW and informal desire lines along the edge and out to the wider landscape and ProW network</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Fairly tranquil and remote due to rural setting.</li> <li>Some interruption from A162 close to the settlement edge and proximity to views of industrial landscape.</li> </ul>	1
<b>Landscape quality score</b>		<b>3</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>High visual prominence</li> <li>Elevated view of the settlement edge terraces of housing visually very prominent from road and PRoW</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Softened edge predominantly hedgerows some tree planting</li> <li>The settlement edge is obscured by dense vegetation to the western edge of the assessment area</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Common place or few distinctive views</li> <li>Predominantly hard edge of common place settlement boundary with some hedges and tree planting</li> <li>The landform here is distinctive as accentuates the rolling landform to the settlement edge</li> </ul>	1
<b>Visual quality score</b>		<b>6</b>
<b>Total</b>		<b>9</b>



## Sherburn in Elmet 1A: Settlement Setting Assessment Area:

Scope for mitigation		
	<p>All the general mitigation measures apply within this settlement setting assessment area. The mitigation measures required for successful development within this area is a combination of improvements, significantly:</p> <p><u>Improve the existing softly indented settlement edge character from infill development, which allows views out to adjacent open countryside which will conserve the rural character of the settlement and soften the views to and into the settlement edge which is prominent within the wider landscape as is elevated.</u></p> <p><u>Avoid extending development to the outer limits of the A63 to provide opportunities to maintain and enhance the landscape character, to enhance existing hedgerows and trees and retain the opportunity to improve the existing public rights of way along the north of Sherburn In Elmet.</u></p> <p>Protect the existing recreational open space to the north west edge of the study area. Improvements in the continuity of PROW could form strong links from the wider settlement to the recreational green space and the wider PROW network.</p> <p>The A62 is a strong physical boundary along the northern edge of the settlement and no clear pedestrian routes along or across are presently sustained, these links should be improved and new links created.</p>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• Medium sensitivity to development due to the size constraints of the study area. The development of the settlement is almost fully extended to meet the A63 to further extend the development here would compromise the remaining open green space and green corridor along the settlement edge providing access to the wider landscape</li> <li>• Large scale development up to the boundary of Sherburn in Elmet in this settlement area would be very visually intrusive to the existing green relief and buffer to the edge of the A63.</li> <li>• Small scale development if considered to the assessment area may be contained behind new and/or extension to existing screens of hedgerows and should be further screened by planting of similar hedgerows and trees.</li> <li>• The affect of any proposed development the land drainage must be checked</li> </ul>	<b>9</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Environment Agency designated Flood zone level 3 within the study area and land adjacent (study area 2A) designated Flood zone 3 to the east</li> <li>• SHLAA sites identified within the assessment area</li> <li>• Outline Planning Application for 70 dwellings: Pending Decision</li> <li>• Outline Planning Application for 270 dwellings: Pending Decision (across study area 1A &amp; 2A)</li> </ul>	

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## Sherburn in Elmet 1B: Settlement Setting Assessment Area:

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The assessment area is locally large scale rolling open farmland. The undulating topography is characterised by large field patterns with some hedgerow and tree planting. Locally distinctive stone walls lead into the settlement and characterise the edge of the main road entrance to the settlement from Mile Hill. The assessment area is bound to the north by the railway.



*View to the settlement across the study area from the North*



*View looking east showing rolling arable farmland, northern settlement edge and stone walls at entrance to settlement*

## Sherburn in Elmet 1B: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Pleasant: Wider landscape rolling open farmland predominantly arable.</li> <li>Undulating topography large field pattern with some hedgerow and tree planting.</li> <li>Large fields come up to settlements edge.</li> <li>Stone walls leading into the settlement and characterise the entrance to the settlement</li> <li>Some mature trees characterise the settlement view and soften the view of the settlement from the wider landscape</li> </ul>	1
Public accessibility	<ul style="list-style-type: none"> <li>No designated PRoW leading from this edge of the settlement.</li> <li>Some well used desire lines exist to link up with the wider landscape and PRoW network.</li> </ul>	0
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Fairly tranquil and rural setting despite very large field pattern up to the edge of the settlement.</li> <li>Tree lined view of settlement gives a rural village feel.</li> <li>Some road and rail interruption.</li> </ul>	1
<b>Landscape quality score</b>		<b>2</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>This edge of the village is prominent from road, PRoW and from distant views from PRoW in the wider landscape.</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Mixture of wall, hedge and fence some mature trees.</li> <li>Visible edge of settlement varied housing stock some bungalows to the edges in places create layering and soften edge up to hedgerows.</li> <li>Distinctive use of stone walls to this edge of the village along the settlement and approach road.</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Peaceful</li> </ul>	2
<b>Visual quality score</b>		<b>7</b>
<b>Total</b>		<b>9</b>

## Sherburn in Elmet 1B: Settlement Setting Assessment Area:

Scope for mitigation		
	<p>This settlement edge is seen from the wider landscape to connect harmoniously with the distinctive view of the elevated view of the church setting to the western edge. This settlement edge has a strong line but is softened within the landscape view by significant mature tree planting.</p> <p>All the general mitigation measures apply within this settlement setting assessment area. The mitigation measures required for successful development within this study area is a combination of improvements, significantly the following should be considered:</p> <p>Although of medium sensitivity should this settlement edge be considered for development the vast open wider landscape view towards this settlement edge should be considered as not to compromise the impact of settlement edge as it nestles into the landscape towards the north western edge with the church on the ridge prominent on the skyline.</p> <p>Existing local limestone walls line the road along this settlement edge: maintain and enhance this distinctive feature, potentially use as reference for new features.</p> <p>Reference the juxta positioning of properties along the settlement edge, the layering of the tree and hedgerow planting and the varying colour and pattern of the rooftops and gable ends which characterise this edge.</p>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• Medium sensitivity to development due to the constraints of existing landscape views to the existing settlement boundary parallel to the boundary of the church setting to the west, extending the development line will affect existing view to church.</li> <li>• Large scale development up to the boundary of Sherburn in Elmet in this settlement area would be very visually intrusive to the existing landscape and the existing settlement view which is settled in the landscape and gives visual prominence to the church setting to the west.</li> <li>• Small scale development if considered to the assessment area may be contained behind new and/or extension to existing screens of hedgerows and should be further screened by planting of similar hedgerows and trees.</li> <li>• The affect of any proposed development the land drainage must be checked</li> </ul>	<b>9</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Flood zone level 2 and Flood zone 3 to the north of the study area</li> <li>• SHLAA sites identified within the assessment area</li> </ul>	

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## Sherburn in Elmet 1C: Settlement Setting Assessment Area:

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The assessment area is locally large scale rolling arable farmland. The wider landscape is essentially rural character, simple and large in scale. The study area is distinctive and attractive characterised by the mature trees framing the view of the church on the hill at the highest part of the settlement.

Though not clearly visible within the landscape the site of a scheduled ancient monument, King Athelston's Palace lies to the north of the church within a characterful rural setting within a PRow network.



*View to settlement from PRow to the west*



*View to All Saints Church and across area of scheduled ancient monument*



*Softened view to settlement with church in silhouette and gently rolling farmland*



*Distant view to settlement and distinctive view to church*

## Sherburn in Elmet 1C: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Wider landscape rolling open farmland predominantly arable.</li> <li>Undulating topography large field pattern with some hedgerow and tree planting.</li> <li>Large fields come up to settlements edge.</li> <li>Distinctive and very attractive.</li> <li>Edged with mature trees characterise the view of the church on the hill at the highest part of the settlement.</li> <li>This distinctive edge is also the site of a scheduled ancient monument and is within an interesting attractive rural setting within a PRow network.</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>1 PRow route running North to South through this edge.</li> <li>Links with good wider footpath network.</li> <li>Fairly well used though poor access points and connections between routes for pedestrians in some connecting areas.</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Fairly tranquil and rural setting despite very large field pattern up to the edge of the settlement.</li> <li>Tree lined view of settlement gives a rural village feel.</li> </ul>	1
<b>Landscape quality score</b>		<b>4</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>This edge of the village is prominent from road, PRow and from distant views from PRow in the wider landscape</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Very distinctive and attractive edge on a prominent raise plateau at the highest point of the settlement.</li> <li>Church set amongst mature trees.</li> </ul>	3
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Highly distinctive</li> </ul>	3
<b>Visual quality score</b>		<b>9</b>
<b>Total</b>		<b>13</b>

## Sherburn in Elmet 1C: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• <b>No mitigation is suitable to reduce the effect of development on this settlement edge</b></li> </ul>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• High sensitivity to development due to the distinctive Grade 1 listed All Saints Church and setting to the settlement edge.</li> <li>• This edge is close to the core of the conservation area within the settlement and the site of a Scheduled ancient monument.</li> <li>• Large scale development up to the 1C boundary of Sherburn in Elmet would be very visually intrusive to the existing distinctive view.</li> <li>• Small scale development up to the 1C boundary of Sherburn in Elmet would be very visually intrusive to the existing distinctive view</li> </ul>	<b>13</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Scheduled Ancient Monument to the north of the settlement edge, site includes 2 Listed Buildings (Church and Church Cross)</li> <li>• 2 other Grade II Listed Building close to the settlement edge 63&amp;65 Kirkgate</li> <li>• Conservation area of the village settlement extends slightly to the settlement edge to the North West.</li> </ul>	

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## Sherburn in Elmet 1D: Settlement Setting Assessment Area:

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The assessment area is large scale rolling arable farmland with smaller field patterns closer to settlement edge. The study area is characterised by Sherburn High School and Grounds to the settlement edge, disused quarries and workings with part of the area regenerating. There are formal and informal footpath networks and part is used as an informal bike track. The site is bound by the B1222 to the north and extends to the brow of the

hill to the south, following the track running north to south along the higher ground across the fields to the west. Mature trees, some woodland and hedgerow field boundaries lie within the assessment area. Mill Dike runs to the south-west edge of the site and leads to SSSI Sherburn Willows Nature Reserve at the southern edge of the study area.



*View along A63 to Western entrance to village*



*View to settlement from PRow within regenerating disused workings site*



## Sherburn in Elmet 1D: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Pleasant: Wider landscape rolling open farmland predominantly arable.</li> <li>Undulating topography large field pattern with some hedgerow and tree planting.</li> <li>Smaller field patterns closer to settlement edge with woodland, hedge and tree planting.</li> <li>Young plantation, mature trees and some woodland and field boundaries, allotments, school field.</li> </ul>	1
Public accessibility	<ul style="list-style-type: none"> <li>1 PRoW route running North to South along this edge</li> <li>Links with good wider footpath network.</li> <li>Fairly well used though poor access points and connections between for pedestrians along A63.</li> <li>Links to Sherburn Willows Nature Reserve SSSI</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Fairly tranquil and remote location along the edge of the settlement particularly out on the PRoW.</li> <li>Some distant interruption from the B1222 and from the village centre</li> </ul>	2
<b>Landscape quality score</b>		<b>5</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>No prominent view from B1222 at the entrance of the village.</li> <li>Views of rooftops and top 2 storeys of 3 storey new build town houses.</li> <li>Some roof top and top storey views of distant settlement edge.</li> </ul>	1
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Mixture of hedges, walls, fencing (2m high close board predominantly to newer developments).</li> </ul>	1
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Common place</li> <li>Most distinctiveness within the surrounding landform with proximity of ProW and access to surrounding countryside and the amenity spaces along the settlement edge.</li> <li>Water tower on hill to the south east of the village.</li> </ul>	2
<b>Visual quality score</b>		<b>4</b>
<b>Total</b>		<b>9</b>

## Sherburn in Elmet 1D: Settlement Setting Assessment Area:

Scope for mitigation		
	<p>All the general mitigation measures apply within this settlement setting assessment area.</p> <p>There is a variety of mitigations which should be considered along this settlement edge to reflect the variety in the landscape setting.</p> <p>This settlement edge varies between softened views where the settlement core is older and benefiting from mature tree and hedgerow planting to where newer development can form an abrupt edge against the distinctive and rural character of the wider landscape.</p> <p>The character to the wider landscape is locally distinctive and any development should look to protect and enhance the key assets, views and access to and from the significant features within this area, the woodland copses, mature trees and hedgerows, distinctive natural regeneration and links to the SSSI.</p> <p>Mitigation measures where the use of planting is suggested should reference the existing species and forms reflecting those within the developed wider landscape character.</p> <p>Consideration should be taken to avoid impact on the SSSI and the wider linkages sustaining this site.</p> <p>Existing properties along this edge enjoy an uninterrupted views and fairly good access to the countryside view, development along this edge should consider retaining the quality of the landscape which exists close to this settlement edge</p>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• Medium sensitivity to development due to the mix of common place, regenerating disused quarries and workings along the settlement edge with a locally distinctive wider landscape character.</li> <li>• Large scale development up to the boundary of Sherburn In Elmet may be contained behind new and/or existing screens of hedgerows and should be further settled within the landscape view by planting of similar hedgerows and trees on the outer edge of the development boundary.</li> <li>• Small scale development if considered to the boundary of Sherburn in Elmet may be contained behind new and/or existing screens of hedgerows and should be further screened by planting of similar hedgerows and trees on the outer edge of the development boundary.</li> </ul>	<b>9</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• SSSI Sherburn Willows Nature Reserve to the southern edge of the study area</li> <li>• 5 SHLAA sites identified within the assessment area</li> <li>• Disused quarry and mine workings in the immediate setting</li> </ul>	

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## Sherburn in Elmet 1E: Settlement Setting Assessment Area:

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The assessment area is large scale rolling arable farmland, open field patterns at the settlement edge with intermittent hedgerows as division of fields but hedgerows delineate the boundary within the wider study area, with some mature trees and wooded areas. The study area is bound to the south by the Railway, to the east by Milford Road to the west by the SSSI Sherburn Willows Nature Reserve and Mill Dike

There are public rights of way within the settlement area running from the settlement edge to north-west and to the south and east.



*View north to settlement edge from PRow by railtrack*



*View from main road looking west to settlement edge*

## Sherburn in Elmet 1E: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Wider landscape rolling open farmland predominantly arable.</li> <li>• Undulating topography large field pattern with some hedgerow and tree planting.</li> <li>• Smaller field patterns closer to settlement edge with woodland, hedge and tree planting.</li> <li>• Large arable fields with intermittent hedgerow planting with some tree planting and small plantation up to the settlement edge.</li> </ul>	1
Public accessibility	<ul style="list-style-type: none"> <li>• 1 PRoW route running North to South along this edge</li> <li>• Links with good wider footpath network.</li> <li>• Fairly well used though poor access points and connections between for pedestrians along A63.</li> <li>• Links with South Milford and the station to the south.</li> <li>• Links to Sherburn Willows SSSI which is very accessible from this edge of the settlement</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Dependant on immediate location along edge you can feel quite tranquil and remote along the edge of the settlement particularly out on the PRoW.</li> <li>• Some interruption from Milford Road to the east and the railway to the south.</li> </ul>	1
<b>Landscape quality score</b>		<b>4</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• Elevated view of hard settlement edge visually very prominent from road and PRoW.</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Mixture of hedges and fencing (2m high close board predominantly to newer developments) some tree planting.</li> <li>• Predominantly straight hard edges of housing estates.</li> </ul>	1
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• NO distinctive views, though from the settlement edge there are views across the fields and to the neighbouring South Milford settlement.</li> </ul>	0
<b>Visual quality score</b>		<b>4</b>
<b>Total</b>		<b>8</b>

## Sherburn in Elmet 1E: Settlement Setting Assessment Area:

Scope for mitigation		
	<p>All the general mitigation measures apply within this settlement setting assessment area.</p> <p>This settlement edge forms an abrupt boundary to the distinctive and rural character of the wider landscape. Bound to the east by Milford Road and the south by the railway and the west by the SSSI site: Sherburn Willows Nature Reserve all boundaries approximately</p> <p>The character to the wider landscape is locally distinctive and any development should look to protect and enhance the key assets, views and access to and from the significant features within this area, the woodland copses, mature trees and hedgerows, distinctive natural regeneration and links to the SSSI.</p> <p>Mitigation measures where the use of planting is suggested should reference the existing species and forms reflecting those within the developed wider landscape character.</p> <p>Consideration should be taken to avoid impact on the SSSI and the wider linkages sustaining this site.</p> <p>Existing properties along this edge enjoy uninterrupted views and fairly good access to the countryside view, development along this edge should consider retaining the quality of the landscape which exists close to this settlement edge (less than 0.5 miles distance)</p>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• Medium sensitivity to development due to the proximity to SSSI Sherburn Willow Nature Reserve and links to the wider rural landscape setting. Also the visual impact of the settlement edge to the northern entrance to the settlement.</li> <li>• Large scale development up to the boundary of Sherburn In Elmet may be contained behind new and/or existing screens of hedgerows and should be further settled within the landscape view by planting of similar hedgerows and trees on the outer edge of the development boundary.</li> <li>• Small scale development if considered to the boundary of Sherburn in Elmet may be contained behind new and/or existing screens of hedgerows and should be further screened by planting of similar hedgerows and trees on the outer edge of the development boundary.</li> <li>• The affect of any proposed development the land drainage must be checked</li> </ul>	<b>8</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• SSSI Sherburn Willows Nature Reserve to the southern edge of the study area</li> <li>• 2 SHLAA sites identified within the assessment area</li> </ul>	

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## Sherburn in Elmet 2A: Settlement Setting Assessment Area:

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This area is bound closely by the A63 to the northern and eastern edge and by Bishops Dike to the west. There is also a drain running east to west feeding into Bishops Dike. The study area is characterised by large fields - both pasture and arable land. The fields are bordered by mature hedgerows and some tree planting, the planting bordering the A62 is fairly

dense and obscures the road from the study area. The area is bound by a well-used but undefined public footpath.



*View North West edge of study area to settlement edge in the South East*



*View south the settlement edge*

## Sherburn in Elmet 2A: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Wider landscape: Flat Open Farmland predominantly arable some pasture land.</li> <li>• Bound by the A162 to the north.</li> <li>• Smaller field patterns and watercourses.</li> <li>• Hedgerows and some tree planting.</li> <li>• Strong edge between farmland and housing.</li> <li>• Common place character</li> </ul>	1
Public accessibility	<ul style="list-style-type: none"> <li>• Well used informal desire lines along the edge and out to the wider landscape and ProW network.</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Fairly tranquil and remote location due to rural setting.</li> <li>• Some interruption from A162 close to the settlement edge and proximity to views of industrial landscape.</li> </ul>	1
<b>Landscape quality score</b>		<b>3</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• Not prominent from the road due to the planting buffer.</li> <li>• Visually very prominent from PRow.</li> </ul>	2
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Prominent edge of housing estate.</li> <li>• Softened edge predominantly hedgerows some tree planting.</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• No distinctive views into the settlement</li> </ul>	0
<b>Visual quality score</b>		<b>4</b>
<b>Total</b>		<b>7</b>

## Sherburn in Elmet 2A: Settlement Setting Assessment Area:

Scope for mitigation		
	<p>All the general mitigation measures apply within this settlement setting assessment area.</p> <p>Create new vegetated buffer on outer development edge to screen views to A63 and maintain pedestrian access around edge of settlement to wider landscape PRow connections, also potentially centrally through a new development.</p> <p>Maintain existing field drains, linking to wider land drain network.</p> <p>Existing properties along this edge enjoy pleasant countryside views and fairly good access to the countryside, development along this edge should consider retaining the quality of the landscape which exists close to this settlement edge.</p>	
<p><b>Conclusion</b></p>	<ul style="list-style-type: none"> <li>• <b>Medium sensitivity to development</b> due to the size constraints of the study area. The development of the settlement is almost fully extended to meet the A63 to further extend the development here would compromise the remaining open green space and green corridor along the settlement edge providing access to the wider landscape</li> <li>• Large scale development up to the boundary of Sherburn in Elmet in this settlement area would be very visually intrusive to the existing green relief and buffer to the edge of the A63.</li> <li>• Small scale development if considered to the assessment area may be contained behind new and/or extension to existing screens of hedgerows and should be further screened by planting of similar hedgerows and trees.</li> <li>• The affect of any proposed development the land drainage must be checked</li> </ul>	<p><b>7</b></p>
<p><b>NOTES</b></p>	<ul style="list-style-type: none"> <li>• Environment Agency designated Flood zone level 2 within the study area and Level 3 To the northern adjacent land</li> <li>• SHLAA sites identified within the assessment area</li> <li>• Outline Planning Application for 270 dwellings: Pending Decision (across study areas 1A &amp; 2A)</li> </ul>	



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## Sherburn in Elmet 2B: Settlement Setting Assessment Area:

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The settlement in this assessment area extends almost up to the A63 boundary. The settlement has a narrow buffer approximately 20m wide formed by tree and hedgerow planting along the A road and a land drain which links to a storm drain, this area provides an informal recreation route around the settlements edge. The fields are bordered by mature hedgerows and some tree planting, the planting bordering the A62 is fairly



*View from A63 to eastern settlement boundary*

dense and obscures the road from the assessment area. The meadow is bound by a well-used but undefined public footpath. The wider landscape is predominantly flat open farmland and the railway and the industrial zones outside the settlement limits.



*View of settlement boundary, drain and buffer planting along A63*

## Sherburn in Elmet 2B: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Wider landscape flat open farmland predominantly arable.</li> <li>Distinctive area between A162 and the main Sherburn settlement, the railway and the industrial.</li> <li>Many different boundaries joining the varied surrounding landscape estate.</li> <li>Some mature trees soften the edges at the entrance of this edge</li> </ul>	1
Public accessibility	<ul style="list-style-type: none"> <li>1 designated PRow leading from this edge of the settlement through the industrial development and out to the footpath network.</li> <li>Informal access possible at present with potential to provide a route around the edge of the town.</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Some interruption</li> </ul>	1
<b>Landscape quality score</b>		<b>3</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>This edge of the buildings on the settlement edge are not prominent from road or PRow or from distant due to the extensive buffer planting along the road</li> </ul>	0
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Mixture of wall, hedge and fence with some mature trees at back of properties.</li> <li>Distinctive area of varied users and treatments</li> <li>Important well established buffer planting separating busy main road from housing along much of the area</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Fairly common place view with some distinctiveness in the variety</li> </ul>	1
<b>Visual quality score</b>		<b>3</b>
<b>Total</b>		<b>6</b>

## Sherburn in Elmet 2B: Settlement Setting Assessment Area:

Scope for mitigation		
	No mitigation is suitable to reduce the effect of development on this narrow settlement edge	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• <b>Low sensitivity to development</b> due to the hard settlement edge built almost to the extents of the A63.</li> <li>• Development in this study area has already extended beyond the designated settlement edge</li> <li>• The existing buffer vegetation and drain and adjacent open space should be protected and as an amenity and green route</li> </ul>	<b>6</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Flood zone level 2 and Flood zone 3 adjacent site to the south of the study area</li> </ul>	

DRAFT SDC LANDSCAPE ASSESSMENT

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## Sherburn in Elmet 2C: Settlement Setting Assessment Area:

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The assessment area to the south eastern edge of Sherburn In Elmet is within the wider landscape character of West Selby Plain. Predominantly flat open low-lying farmland with arable crops intensively cultivated in large or very large fields with few trees or hedgerows. A number of new large housing developments under construction along the settlement fringe. Bound to the east of the study area by the A63.



*View from Stutton Road to settlement Croft*



*View from Stutton Road to settlement Croft*

## Sherburn in Elmet 2C: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Wider landscape flat open farmland predominantly arable.</li> <li>Distinctive study area character to the south east edge of the settlement.</li> <li>Predominantly large open fields with intermittent hedgerows and trees meeting settlement edge</li> <li>New developments some under construction at time of study.</li> </ul>	1
Public accessibility	<ul style="list-style-type: none"> <li>1 PRoW route running East to West through this study area.</li> <li>Links with though centre of settlement and out to wider footpath network.</li> <li>Fairly well used though poor access points and connections between routes for pedestrians in some connecting areas.</li> <li>Some routes are lost through redevelopment and new desire lines are forming.</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Fairly rural setting despite very large field pattern up to the edge of the settlement.</li> <li>Tree lined buffer planting to edge of A162 gives a rural village feel and buffers industrial landscape to the east of the settlement.</li> </ul>	1
<b>Landscape quality score</b>		<b>3</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>This edge of the village is prominent from road, PRoW and from distant views from PRoW in the wider landscape.</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Common place edge.</li> <li>Distinctive in some areas where the new design takes into account the water course and the prow and access to countryside.</li> </ul>	0
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Not distinctive hard boundary mainly 2m high close board fence up to surrounding landscape and or PRoW</li> </ul>	0
<b>Visual quality score</b>		<b>3</b>
<b>Total</b>		<b>6</b>

## Sherburn in Elmet 2C: Settlement Setting Assessment Area:

Scope for mitigation		
	<p>All the general mitigation measures apply within this settlement setting assessment area.</p> <p>Improve existing abrupt edge of new development boundary, softening the edge with hedge and tree planting and forming an indented settlement edge.</p> <p>Maintain existing field drains, linking to wider land drain network to the east of the assessment area.</p> <p>Ensure improvements to access to PRow and connecting access for pedestrians from the settlement, particularly to the station and industrial estate to the east over the A162.</p>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• Low sensitivity to development due to the distinctive settlement linear and fragment nature of the settlement, but due to the extent of new developments under construction along the edge of the settlement at the time of the study, this edge is to change.</li> <li>• Large scale development up to the boundary of Sherburn in Elmet in this settlement area would be very visually intrusive to the existing green edge and planted buffer to the edge of the A63.</li> <li>• Small scale development if considered to the assessment area may be contained behind new and/or extension to existing screens of hedgerows and should be further screened by planting of similar hedgerows and trees.</li> <li>• Land drainage must be checked for any proposed development</li> </ul>	<b>6</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Flood zone level 2 &amp; Flood zone 3 within the study area</li> <li>• 6 SHLAA sites identified within the assessment area</li> </ul>	

## 12.1 DESIGNATED SERVICE VILLAGE: Appleton Roebuck

### 12.1.1 Site Context

Appleton Roebuck lies to the north western edge of Selby District close to the district boundary, 10 miles north west of Selby. The River Wharf and Ouse conflux runs 1.5 miles to the south west of the settlement. The village is 2 miles south of the A63 and has local road connections to adjacent villages. Neighbouring villages within a 3 mile radius include Colton to the North, Oxton to the west, Bolton Percy to the South and Acaster Selby Village and Airfield to the East.

### 12.1.2 Site Description

The whole settlement falls within the Landscape Character Area: York Fringe with a typical rural character, relatively isolated, quiet and tranquil, small nucleated villages and farmsteads, no large settlements and gently rolling or flat arable farmland with areas of woodland and traditional mixed arable and pasture.

The village land falls almost entirely within flood zone 2 and 3.

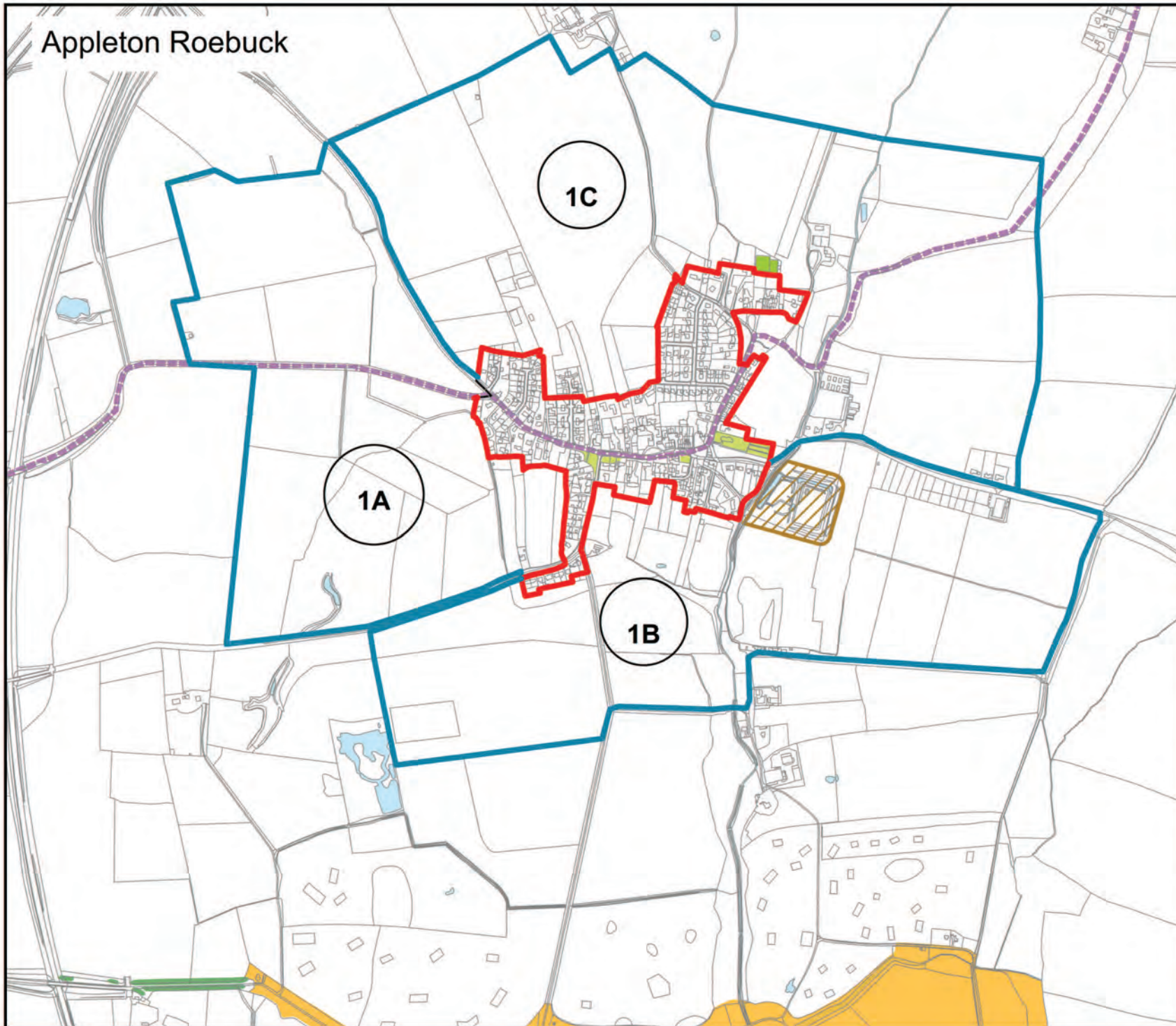
There are a number of PRow networks mainly to the North and South edges of the settlement. The footpaths to the south enjoy the moated area of Brocket Hall and the extensive oak plantations. The footpaths to the north extend out into the softened rural edge of the village.

This development is set within a gently rolling arable landscape and is centred around Bell Green and Chapel Green. There are a seven grade II listed buildings in the centre of the historic village where housing is a mixture of terraced cottages and detached villas.

Post war and modern infill estates surround this historic core. The older buildings include Georgian and Victorian architecture and are mostly unique house types, some grand villas in large grounds. Housing in the village is mainly two storey or dormer bungalows. Built materials include red-brown bricks stretcher bond with some white and cream renders and orange clay pan tiles with varying roof types and heights.

RESULTS OF SETTLEMENT SETTING ASSESSMENT				
Settlement Setting Area	Settlement Fringe Quality	Impact of Settlement extensions	Total Assessment Score	Sensitivity to Development
<b>1A</b>	7	6	<b>13</b>	High
<b>1B</b>	8	6	<b>14</b>	High
<b>1C</b>	9	7	<b>16</b>	High

# Appleton Roebuck

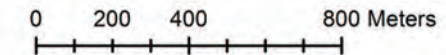


## Legend

Settlement Edge Assessment Areas

Type

- Important to protect from development
- Moderate importance to protect from development
- Least important to protect for development
- Settlement Assessment Edge
- SINC
- Scheduled Monument
- Trans Penine Trail
- Local Amenity Spaces (Inc. Village Greens, Allotments & Church Yards)
- Recreation Open Spaces (Inc. Sports Pitches & Playing Fields)
- Tpo\_region
- Historic Parks & Gardens



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## Appleton Roebuck 1A: Settlement Setting Assessment Area:

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The land to the West of Appleton Roebuck is characterised by gently undulating predominantly arable farmland. Large field patterns to the wider landscape with fragmented hedge and tree planting. Some pasture and paddocks closer to the settlement edge with more consistently formed hedgerows and dense tree planting which frame the views of the settlement edge.



*View to western edge of settlement from Old Road*



*Distinctive wide open arable landscape to the west*



*Old mill, significant feature within the wider landscape*

## Appleton Roebuck 1A: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Rolling open farmland meeting the edge of the settlement.</li> <li>Gently undulating small to medium sized fields.</li> </ul>	3
Public accessibility	<ul style="list-style-type: none"> <li>No routeways just one lane 'Old Lane' with a grassed verge.</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Remote rural location.</li> </ul>	3
<b>Landscape quality score</b>		<b>7</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>Some feature trees break up the distant views of the building line</li> </ul>	2
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Medium sized arable fields with boundary trees.</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Attractive red rooftops &amp; boundary trees.</li> <li>Views to the settlement across the farmland from the bridge on the Old Road and views from the settlement to the west with the old mill</li> </ul>	2
<b>Visual quality score</b>		<b>6</b>
<b>Total</b>		<b>13</b>

## Appleton Roebuck 1A: Settlement Setting Assessment Area:

Scope for mitigation		
Scope for mitigation	<p>All the general mitigation measures apply within this settlement setting assessment area.</p> <p>This settlement is gently integrated into the wider landscape view within mature hedgerow and tree planting close to the settlement edge and within the settlement. Both the settlement and the setting are picturesque.</p> <p>Should further development be considered, small scale developments would be better sited in smaller plots close to the settlement edge while retaining and enhancing to existing mature hedgerows and tree planting.</p> <p>Consideration should be taken not effect existing views to and from the settlement edge and to the Oldmill listed building which is a unique and distinctive feature in the wider landscape setting.</p> <p>Existing properties along this edge enjoy views to the countryside, development along this edge should consider retaining the quality of the landscape which exists close to this settlement edge and improving the wider PRoW links.</p>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• <b>High sensitivity to development</b> due to the distinctive settlement view and settlement setting.</li> <li>• Large scale development up to the boundary of Appleton Roebuck would be very visually intrusive to the existing distinctive view.</li> <li>• Small scale development if considered to the north eastern edge of the study area may be contained behind new and/or existing screens of hedgerows and should be further screened by planting of similar hedgerows and trees on the outer edge of the development boundary.</li> <li>• The affect of any proposed development the land drainage must be checked</li> </ul>	<b>13</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Listed Building to wider landscape, but provides a distinctive feature to the wider open landscape from the settlement</li> </ul>	

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## Appleton Roebuck 1B: Settlement Setting Assessment Area:

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The land to the South of Appleton Roebuck is characterised by fairly flat predominantly arable farmland. Smaller regular field patterns with mature hedge and tree planting with areas of small woodland. Large wooded areas with pastures and paddocks closer to the settlement. Ancient River Ouse floodplains with networks of streams and ditches which drain the land. A

distinct band of woodland planting spans the entire southern edge of the settlement.



*View to south edge of settlement from PRow along beck and wood to south*



*View to church from southern edge*



*Southern edge from woodland edge*



*Area of scheduled ancient monument with woodland buffer extending south*

## Appleton Roebuck 1B: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Semi enclosed Farmland.</li> <li>The southern edge of the settlement is buffered by small field pattern with hedgerows and tree planting including woodland plantations running along the edge close to the settlement.</li> <li>Arable landscape extends up to the main road through the village centre.</li> </ul>	3
Public accessibility	<ul style="list-style-type: none"> <li>Some PROW access with a circular route through the plantation to the east.</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Rural remote location.</li> </ul>	3
<b>Landscape quality score</b>		<b>8</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>The settlement edge is concealed by mature hedgerows, trees and woodland plantations.</li> </ul>	0
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Soft edges formed by planted field margins and predominantly residential boundary hedges.</li> </ul>	3
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Dense tree line hides the settlement from views in, views out are of woodland plantations and open fields.</li> </ul>	3
<b>Visual quality score</b>		<b>6</b>
<b>Total</b>		<b>14</b>

## Appleton Roebuck 1B: Settlement Setting Assessment Area:

Scope for mitigation		
Scope for mitigation	<b>No mitigation is suitable to reduce the effect of development on this narrow settlement edge</b>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• <b>High sensitivity to development</b> due to the distinctive settlement edge.</li> <li>• <b>Limited potential for development</b> due to extensive woodland planting and designated flood risk zones.</li> <li>• The conservation area extends to the southern boundary.</li> <li>• Site of scheduled ancient monument</li> <li>• Large scale development to the southern boundary of Appleton Roebuck would be very visually intrusive to the existing distinctive view.</li> <li>• Small scale development though not desirable if considered within the study area may be contained behind new and/or existing screens of hedgerows and should be further screened by planting of similar hedgerows and trees on the outer edge of the development boundary.</li> <li>• The effect of any proposed development the land drainage must be checked</li> </ul>	<b>14</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Site of Scheduled Ancient Monument: Brocket Hall Moated South of Daw Lane</li> <li>• Conservation are of the village settlement extends slightly to the settlement edge to the North East.</li> <li>• Assessment area designated Flood Risk 2&amp;3 zones</li> <li>• Listed Buildings close to the settlement edge</li> </ul>	

## Appleton Roebuck 1C: Settlement Setting Assessment Area:

The land to the North of Appleton Roebuck is characterised by gently undulating predominantly arable farmland. Large field patterns to the wider landscape with fragmented hedge and tree planting with areas of small woodland. Some pasture and paddocks closer to the settlement edge with more consistently formed hedgerows and dense tree planting which

largely settle the view of the settlements edge. The North western area is considered low flood risk.



*View to north west settlement edge from Colton Lane*



*View to new development fringe from Malt Kiln Lane*



*View of edge from footpath north from back of shoulder of mutton pub*



*Mown PRoW towards settlement edge from footpath near North Hall Farm*

## Appleton Roebuck 1C: Settlement Setting Assessment Area:

<b>Settlement Fringe Analysis</b>		<b>Score</b>
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Level farmland with small to medium sized field patterns with woodland and mature hedgerows with mature boundary trees.</li> </ul>	3
Public accessibility	<ul style="list-style-type: none"> <li>Network of PROWs extending</li> </ul>	3
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Rural location tranquil and remote.</li> </ul>	3
<b>Landscape quality score</b>		<b>9</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>Small fields, mature hedgerows woodlands &amp; boundary trees screen views of settlement from the North, only occasional, not prominent glimpses of rooftops and outlying farms visible.</li> </ul>	2
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Fragmented soft edge, does not have an abrupt line. The settlement is well screened by layers of trees and hedgerows.</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>No distinct views into the settlement. The soft edge is highly distinctive and attractive.</li> </ul>	3
<b>Visual quality score</b>		<b>7</b>
<b>Total</b>		<b>16</b>



## Appleton Roebuck 1C: Settlement Setting Assessment Area:

Scope for mitigation		
Scope for mitigation	<p>All the general mitigation measures apply within this settlement setting assessment area.</p> <p>This settlement is almost hidden within the wider landscape view by mature hedgerow and tree planting close to the settlement edge and within the settlement. Both the settlement and the setting are within a picturesque arable landscape.</p> <p>Should further development be considered, small scale developments would be better sited in smaller plots close to the settlement edge while retaining and enhancing to existing mature hedgerows and tree planting and occasional glimpses into the settlement.</p> <p>Consideration should be taken not effect existing views to and from the settlement edge.</p> <p>Existing properties along this edge enjoy views to the countryside, development along this edge should consider retaining the quality of the landscape which exists close to this settlement edge and improving the wider PRow links.</p>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• <b>High sensitivity to development</b> due to the distinctive picturesque rural settlement.</li> <li>• The conservation area to the northern settlement edge.</li> <li>• Large scale development entirely up to the boundary of Appleton Roebuck would be very visually intrusive to the existing distinctive view as would change the existing mature and dense wooded rural setting to the village. These areas should be protected and enhanced.</li> <li>• Small scale development if considered to the north edge of the study area may be contained behind new and/or existing screens of hedgerows and should be further screened by planting of similar hedgerows and trees on the outer edge of the development boundary.</li> <li>• The affect of any proposed development the land drainage must be checked</li> </ul>	<b>16</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• The Core of the village is a Conservation Area this extends to most of the northern settlement fringe</li> <li>• North west consider low flood risk though the land to the most north east is designated Flood Risk 2&amp;3</li> <li>• 9 SHLAA sites identified within the study area</li> <li>• Outline Planning Permission 2015/0448/OUT 28 Dwellings off Colton Lane</li> </ul>	

## 12.2 DESIGNATED SERVICE VILLAGE: Barlby and Osgodby

### 12.2.1 Village Context

Barlby-Osgodby are two villages separated by the junction of the A19(T) and the A63. Barlby is the larger and more compact of the two villages, aligning along the western edge of the A19. Osgodby has a more fragmented village character with an indented settlement edge, with the main part of the village located to the north of the A63. The survey area is divided between two character areas as defined by the Landscape Assessment of Selby District January 1999 with The Wharfe-Ouse River Corridor to the south and east (1A and 1B) and to the East Selby Farmland to the north and east (2A and 2B).

### 12.2.2 Village Description

**The Wharfe-Ouse River Corridor is characterised by** open heavily drained farmland with occasional mixed farmland with important areas of wetland, diverse marshy grasslands and unimproved neutral grassland. High grassy flood embankments visually isolate the river from the surrounding landscape.

**East Selby Farmland** is characterised by predominantly flat arable farmland, medium in scale and with frequent lines of hedgerow trees and a strong pattern of enclosure with areas of more traditional mixed farmland with small- medium scale pattern of fields, thick hedgerows and numerous hedgerow trees. There are dispersed farmsteads and small nucleated villages.

The main character of the surrounds of Barlby to the east is a flat open arable landscape with a mix of field boundaries including intermittent hedgerows with mature trees and open drainage ditches. This contrasts to the west, where the landscape is more enclosed and intimate with an indented settlement edge of small fields which are further bounded to the west by the high grass flood embankments adjacent the River Ouse. Barlby is also separated from the A19 by a robust belt of tree and shrub planting.

The settlement of Osgodby has a strongly indented settlement edge landscape character with housing development around a loose grid of roads and lanes. The centre of the village is characterised by small hedged fields, which to the south further away from the settlement become larger, predominantly arable and more open in character. The landscape to the north is more enclosed with small narrow rectilinear woodlands and hedgerows containing mature trees.

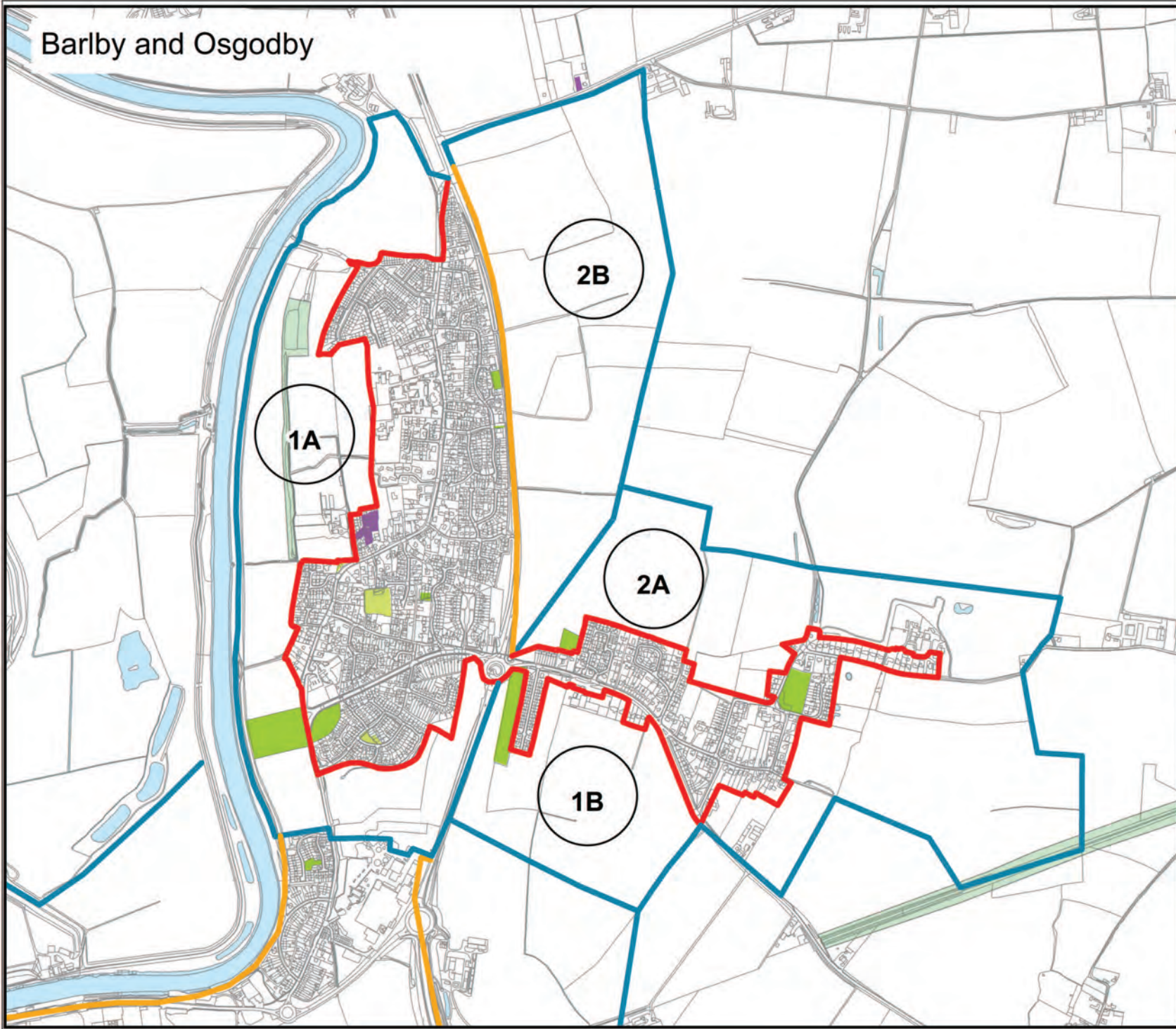
The southern end of the village and its surrounds are in Flood Risk Zone 3a. The land west of the village is in Flood Risk Zone 3a and 3b.

There are many PRoW leading from the settlement and along the river. The Trans Pennine Trail goes through parts of area 1A. The land to the west of the village is designated as a Site of Importance for Nature Conservation (SINC).

There are five listed buildings in the settlement.

RESULTS OF SETTLEMENT SETTING ASSESSMENT				
Settlement Setting Area	Settlement Fringe Quality	Impact of Settlement extensions	Total Assessment Score	Sensitivity to Development
1A	7	5	12	High
1B	6	7	13	High
2A	7	5	12	High
2B	3	7	10	Medium

# Barlby and Osgodby



## Legend

### Settlement Setting Assessment Areas

#### Type

- Important to protect from development
- Moderate importance to protect from development
- Settlement Assessment Edge
- SINC
- Historic Parks & Gardens
- Local Amenity Spaces (Inc. Village Greens, Allotments & Church Yards)
- Recreation Open Spaces (Inc. Sports Pitches & Playing Fields)
- Traditional Orchards
- SSSIs



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## Barlby and Osgodby 1A: Settlement Setting Assessment Area:

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This is a subunit of the LCA: Wharfe-Ouse River Corridor: Open Drained Farmland and Valley Floor Farmland: characterised by collection of mixed arable and pasture fields enclosed by with a mix of hedgerow boundaries and open drainage ditches. The boundaries are to the north: Turnhead Farm, to the west The River Ouse and to the south the woodland belt and northern edge of Riverside Close.



*View south along Barlby Road*



*View from PRow towards The Laurels*



*View from PRow back towards settlement edge and properties on River View*

## Barlby and Osgodby 1A: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Flat landscape with dominant grass flood embankments aligning River Ouse</li> <li>Indented, irregular settlement edge</li> <li>Small fields, pasture, arable, school playing fields</li> <li>Robust hedgerow boundaries with mature trees</li> <li>Mature trees adjacent Barlby Hall</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>Trans Pennine Trail</li> <li>Two PRoW leading to River Ouse</li> <li>Landing lane</li> </ul>	3
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Peaceful</li> </ul>	2
<b>Landscape quality score</b>		<b>7</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>A selection of public vantage points from PRoW and highways allows views to the undeveloped areas adjacent the settlement edge</li> </ul>	2
Nature of the edge between settlement and countryside	Heavily indented settlement edge with a mix of edge treatment <ul style="list-style-type: none"> <li><u>River View, River Close</u>: semi open, timber fences, low hedgerows</li> <li><u>Glebe Garth</u>: Mature tree belt</li> <li><u>The Laurels</u>: Timber fence</li> <li><u>Hall Park, Landing Lane</u>: rear gardens with hedgerows and trees. Tree belt adjacent Barlby Hall</li> <li><u>Barby Road</u>: road and Hedgerow</li> <li><u>Woodlands View</u>: road and hedgerow</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Views towards flood embankment adjacent River Ouse</li> </ul>	1
<b>Visual landscape quality score</b>		<b>5</b>
<b>Total</b>		<b>12</b>

## Barlby and Osgodby 1A: Settlement Setting Assessment Area:

Scope for mitigation		
	<p>The mitigation measures required for successful development within this study area is a combination of improvements which will improve the settlement edge and integrate any development with the landscape.</p> <ul style="list-style-type: none"> <li>• Recreate the existing indented irregular settlement edge character from infill development, which allows views out to adjacent open countryside which will conserve rural character of the settlement.</li> </ul> <p><b>Outer development edge:</b> Provide a vegetated buffer around small scale infill developments to recreate the existing tree and hedge enclosed small field pattern and link any new open green areas to adjacent existing recreation areas.</p> <ul style="list-style-type: none"> <li>• Avoid a regular settlement edge with juxta-positioned houses creating a varied building line of frontage and gable ends.</li> </ul> <p><b>Existing and new landscape features</b></p> <ul style="list-style-type: none"> <li>• Trees and hedgerows around small fields should be protected, enhanced and maintained within any development and may offer template for new housing layout scale and pattern.</li> <li>• <u>Small woodland copses</u> should be designed as a feature to replicate the trees around Barlby Hall within the development and also located on the development edge creating a link to the wider landscape character as well as providing screening and integration of the built form.</li> <li>• <u>Protect setting</u> of Barlby Hall</li> </ul> <p><b>Recreational routes</b></p> <ul style="list-style-type: none"> <li>• <u>Existing Footpaths:</u> Protect existing PRoW.</li> <li>• <u>New Footpaths:</u> Provide new paths to create links to other existing footpaths and the wider adjacent countryside</li> </ul>	
<b>Conclusion</b>	<p><b>Medium sensitivity to development:</b> A high moderate score which is important to protect and enhance. The indented settlement edge with a mix of small intermittent hedged fields, gives this settlement edge an intimate landscape character and as well as a high amenity value with a number of PRoW leading out across to the River Ouse.</p>	<b>12</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Flood zone 3 from River Ouse to Trans Pennine Trail. Area benefitting from flood defences.</li> <li>• Grade 2 soils.</li> <li>• Modern improved fields to side of River and medium sized regular fields near to settlement edge.</li> <li>• SHLAA sites at north and south of study area.</li> <li>• SINC between village and river.</li> <li>• Land to south of village a Strategic Countryside Gap.</li> </ul>	

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## Barlby and Osgodby 1B: Settlement Setting Assessment Area:

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This is a subunit of the LCA: Wharfe-Ouse River Corridor: Open Drained Farmland and Valley Floor Farmland: Characterised by collection of mainly arable and fields enclosed by open drainage ditches. Boundaries are to the west: the A19, the east and south field hedgerows.



*Open view to the south from the A63 on the edge of Osgodby*



*Gap between settlement edge allows open views out towards open countryside*

## Barlby and Osgodby 1B: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Flat landscape with drainage ditches</li> <li>• Indented, irregular settlement edge characterised by small paddocks, areas of rough grassland, fields providing a strong characteristic of this settlement. Away from the settlement edge the fields become larger and arable</li> <li>• Robust hedgerow boundaries with mature trees adjacent settlement, further away from settlement edge, drainage ditches become characteristic of field boundaries.</li> <li>• Farmstead on edge of settlement</li> <li>• A63 dominant fast road</li> <li>• Allotments</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>• Two PRoW leading out into adjacent open countryside</li> <li>• Rural lanes providing multi recreational routes</li> </ul>	3
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Peaceful away from A63.</li> </ul>	1
<b>Landscape quality score</b>		<b>6</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• A selection of public vantage points from PRoW and highways allow views to the undeveloped areas adjacent the settlement edge</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Heavily indented settlement edge with a mix of edge treatment mainly rear gardens with hedgerows and the occasional timber fence</li> <li>• A63/Hull Road provides part of southern settlement edge</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• A selection of views from PRoW towards settlement.</li> </ul>	2
<b>Visual landscape quality score</b>		<b>7</b>
<b>Total</b>		<b>13</b>



## Barlby and Osgodby 1B: Settlement Setting Assessment Area:

Scope for mitigation		
	<p>The mitigation measures required for successful development within this study area is a combination of approaches to design layout, replicating existing features and adding new features.</p> <p>The indented, partially developed grid like settlement is what gives Osgodby its unique village character, allowing views to the wider countryside from a number of public viewpoints and PRoW. Development should avoid being an infilling exercise, which would erode this unique character, but should add to existing development to extend areas of Osgodby out into the adjacent fields.</p> <p>The grid like pattern could be replicated for new developments with retained and new lines of existing hedges and trees.</p> <p><b>Outer development edge:</b> Provide a simple vegetated buffer, such as the hedge to south of Selby Garden Centre, to soften any new settlement edge.</p> <p><b>Existing and new landscape features</b></p> <ul style="list-style-type: none"> <li>• Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals.</li> <li>• <u>Maintained views:</u> Protect views from the A 63 Hull Road out to the south</li> </ul> <p><b>Recreational routes</b></p> <ul style="list-style-type: none"> <li>• <u>Existing Footpaths:</u> Protect existing PRoW.</li> <li>• <u>New Footpaths:</u> Provide new paths to link to other existing footpaths and the wider adjacent countryside.</li> </ul>	
<b>Conclusion</b>	<b>High sensitivity to development:</b> Low score but area which is important to protect and enhance. This indented settlement edge allows open views from the A63 out towards the surrounding countryside. Any new development should be at a scale which avoids infill development which would compromise these open views.	<b>13</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Flood zone 3 up to south end of St Leonards Avenue. Area benefitting from flood defences.</li> <li>• Grade 2 soils.</li> <li>• Modern improved fields to south of Osgodby, large regular medium to small sized regular fields near to settlement edge.</li> <li>• SHLAA indicates proposals for small scale development east of St Leonards Avenue.</li> <li>• Land to south of village designated a strategic countryside gap.</li> </ul>	

## Barlby and Osgodby 2A: Settlement Setting Assessment Area:

This is a subunit of the LCA: East Selby Farmland: Semi-enclosed farmland, characterised by collection of flat large arable fields and smaller enclosed pasture fields adjacent the settlement edge. Boundaries are to the west the outer garden boundaries of Rhodes Terrace and the small pasture field behind Barlby and Osgodby Methodist Church. To the north Bennymoor

Lane, the around to the to the east the first field boundaries, which then align down the hedgerow to Mill Field Farm.



*View from PRow of Barlby*



*View from South Duffeld Road adjacent field*



*View from South Duffeld Road back towards Osgodby*



*View from PRow leading north from Bennymoor Lane*



*View from South Duffeld Road towards Osgodby*



*View from Sand Lane*

## Barlby and Osgodby 2A: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Flat landscape with drainage ditches</li> <li>• Indented, irregular settlement edge characterised by small paddocks, areas of rough grassland, fields and playing fields providing a strong characteristic of this settlement. Away from the settlement edge the fields become larger and arable</li> <li>• Robust hedgerow boundaries with mature trees adjacent settlement, further away from settlement edge, drainage ditches become characteristic of field boundaries</li> <li>• Farmstead on edge of settlement with associated small paddocks</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>• One PRow leading out into adjacent open countryside</li> <li>• Rural lanes providing multi recreational routes also out towards open countryside</li> </ul>	3
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Peaceful away from A19</li> </ul>	2
<b>Landscape quality score</b>		<b>7</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• A selection of public vantage points from PRow and highways allows views to the undeveloped areas adjacent the settlement edge</li> </ul>	2
Nature of the edge between settlement and countryside	Heavily indented settlement edge with a mix of edge treatment mainly rear gardens with hedgerows and the occasional timber fence <ul style="list-style-type: none"> <li>• South Duffield Road is open to the wider undeveloped countryside along a number of sections</li> <li>• A63/Hull Road provides part of southern settlement edge</li> </ul>	2
Distinctive views into the settlement and settlement setting		1
<b>Visual landscape quality score</b>		<b>5</b>
<b>Total</b>		<b>12</b>

## Barlby and Osgodby 2A: Settlement Setting Assessment Area:

Scope for mitigation		
	<p>The mitigation measures required for successful development within this study area is a combination of approaches to design layout, replicating existing features and adding new features.</p> <p>The indented, partially developed grid like settlement is what gives Osgodby its unique village character, allowing views to the wider countryside from a number of public viewpoints and PRoW. Development should avoid being an infilling exercise, which would erode this unique character, but should add to existing development to extend areas of Osgodby out into the adjacent fields.</p> <p>The grid like pattern could be replicated for new developments with retained and new lines of existing hedges and trees.</p> <p><b>Outer development edge:</b> Provide a simple vegetated buffer, such as the hedge and trees to west of Thompson Close, to soften any new settlement edge.</p> <p><b>Existing and new landscape features</b></p> <ul style="list-style-type: none"> <li>• Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals.</li> <li>• <u>Maintained views:</u> Protect views from the A 63 Hull Road out to the south</li> </ul> <p><b>Recreational routes</b></p> <ul style="list-style-type: none"> <li>• <u>Existing Footpaths:</u> Protect existing PRoW.</li> <li>• <u>New Footpaths:</u> Provide new paths to link to other existing footpaths and the wider adjacent countryside.</li> </ul>	
<b>Conclusion</b>	<b>High sensitivity to development:</b> which is important to protect and enhance. The Indented settlement edge with a mix of small hedged fields provides an intimate landscape character and as well as a high amenity value with a number of PRoW and lanes leading out towards the surrounding open countryside	<b>12</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Not in a Flood zone, except towards end of Sand Lane area by dismantled railway is in Zone 3 but area benefits from flood defences.</li> <li>• Grade 2 soils.</li> <li>• Modern improved fields to north of Osgodby, large regular medium to small sized regular fields near to settlement edge.</li> <li>• SHLAA indicates no proposals for study area except SDLP allocation to infill area between Bennymoor Lane and South Duffield Road.</li> <li>• Land to south of village designated a strategic countryside gap.</li> </ul>	

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## Barlby and Osgodby 2B: Settlement Setting Assessment Area:

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This is a subunit of the LCA: Wharfe-Ouse River Corridor: Open Drained Farmland and Valley Floor Farmland: Characterised by collection of mainly arable and fields enclosed by open drainage ditches. Boundaries are to the west: the A19, the east and south field hedgerows.



*Open view from the A19*



*View of settlement edge of Barlby*



*Robust tree belt aligns settlement edge*



*PRoW entrance from Barlby*

## Barlby and Osgodby 2B: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Flat arable landscape with some open drainage ditches</li> <li>Mature trees align hedgerows and individually field boundaries</li> <li>Intermittent boxed agricultural native hedgerows</li> <li>Robust tree, shrub belt forms edge of Barlby</li> </ul>	1
Public accessibility	<ul style="list-style-type: none"> <li>Two PRow leading out through robust tree, shrub belt into adjacent open countryside</li> <li>Open views from A19</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Adjacent busy A19 with no intervening screening of road from adjacent countryside</li> </ul>	0
<b>Landscape quality score</b>		<b>3</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>Open views out from A19 towards undeveloped countryside to the east</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Robust tree and shrub belt, with occasional view of built edge</li> </ul>	3
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Common place with views of robust tree and shrub belt</li> </ul>	1
<b>Visual landscape quality score</b>		<b>7</b>
<b>Total</b>		<b>10</b>

## Barlby and Osgodby 2B: Settlement Setting Assessment Area:

Scope for mitigation		
	<p>The mitigation measures required for successful development within this study area is a combination of approaches to design layout, replicating existing features and adding new features.</p> <p>The A63 forms a very strong and well defined boundary to the west side of Barlby with dense tree planting along the west side of the settlement. This type of planting should be replicated on the east side.</p> <p>The existing field pattern should be retained and the model of individual trees along the field boundary should be incorporated into any new development.</p> <p>Avoid ribbon development along A19 and focus any development on specific field shapes to concentrate development.</p> <p><b>Outer development edge:</b> Provide a wide vegetated buffer, to soften any new settlement edge.</p> <p><b>Existing and new landscape features</b></p> <ul style="list-style-type: none"> <li>• Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals.</li> <li>• Provide woodland copses to replicate those found in the extensive landscape to the east of the study area such as at Whitemoor Wood or long linear strips such as at Moorlane Plantations.</li> <li>• <u>Maintained views:</u> Protect some open views from the A 19 out to the east.</li> </ul> <p><b>Recreational routes</b></p> <ul style="list-style-type: none"> <li>• <u>Existing Footpaths:</u> Protect existing PRoW.</li> <li>• <u>New Footpaths:</u> Provide new paths to link to other existing footpaths and the wider adjacent countryside.</li> </ul>	
<b>Conclusion</b>	<b>Medium sensitivity to development:</b> which is moderately important to protect or enhance. The A19 and associated planting provide a well defined settlement edge, with views from the A19 out towards open countryside.	<b>10</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Not in a Flood zone.</li> <li>• Grade 2 soils.</li> <li>• Large area of modern improved fields to east of Barlby, irregular large to medium to sized fields near to settlement edge.</li> <li>• SHLAA indicates no proposals for study area.</li> </ul>	

## 12.3 DESIGNATED SERVICE VILLAGE: Brayton

### 12.3.1 Site context

Brayton is a fairly compact nuclear village with an indented settlement edge, located to the south of Selby. The survey area is divided between two character areas as defined by the Landscape Assessment of Selby District January 1999 with the River Aire Corridor to the south (1A and 1B) and Hambleton Sandstone Ridge to the north (2A and 2B).

The River Aire Corridor is strongly influenced by large scale industrial and infrastructure development, in particular power stations and the motorway on the river landscape to the south. It is a principal highway for trade and communication. There is also typically flat open farmland and semi enclosed arable farmland and areas of wooded farmland. The Hambleton Sandstone Ridge area to the north side is on a low ridge of Bunter Sandstone bedrock visually distinctive within the vale of York. The area has gently undulating farmland and is characterised by two wooded hills - Brayton Barff and Hambleton Hough.

### 12.3.2 Site Description

The village is surrounded by a flat to a gently undulating landform with medium size arable fields. A local elevated area is on the southern side where Brayton Hall is located. Brayton is separated from Selby to the north east by a narrow gap of undeveloped land which is also important as an open rural setting for the Grade I Listed Building Saint Wilfrid's Church.

The settlement edge is characterised by late 20th century housing with a strong indented settlement edge character. There is a historic centre to the town with a number of listed buildings and structures such as the canal bridge.

Due to short rear gardens and predominantly timber fencing used as rear boundaries, the settlement edge in places is highly visible from the adjacent countryside.

The Selby Canal is located towards the east and south, where the Trans Pennine Trail follows part of the toll path. There are other PRow leading out towards the west and south and towards Saint Wilfrid's Church providing local access to the adjacent countryside.

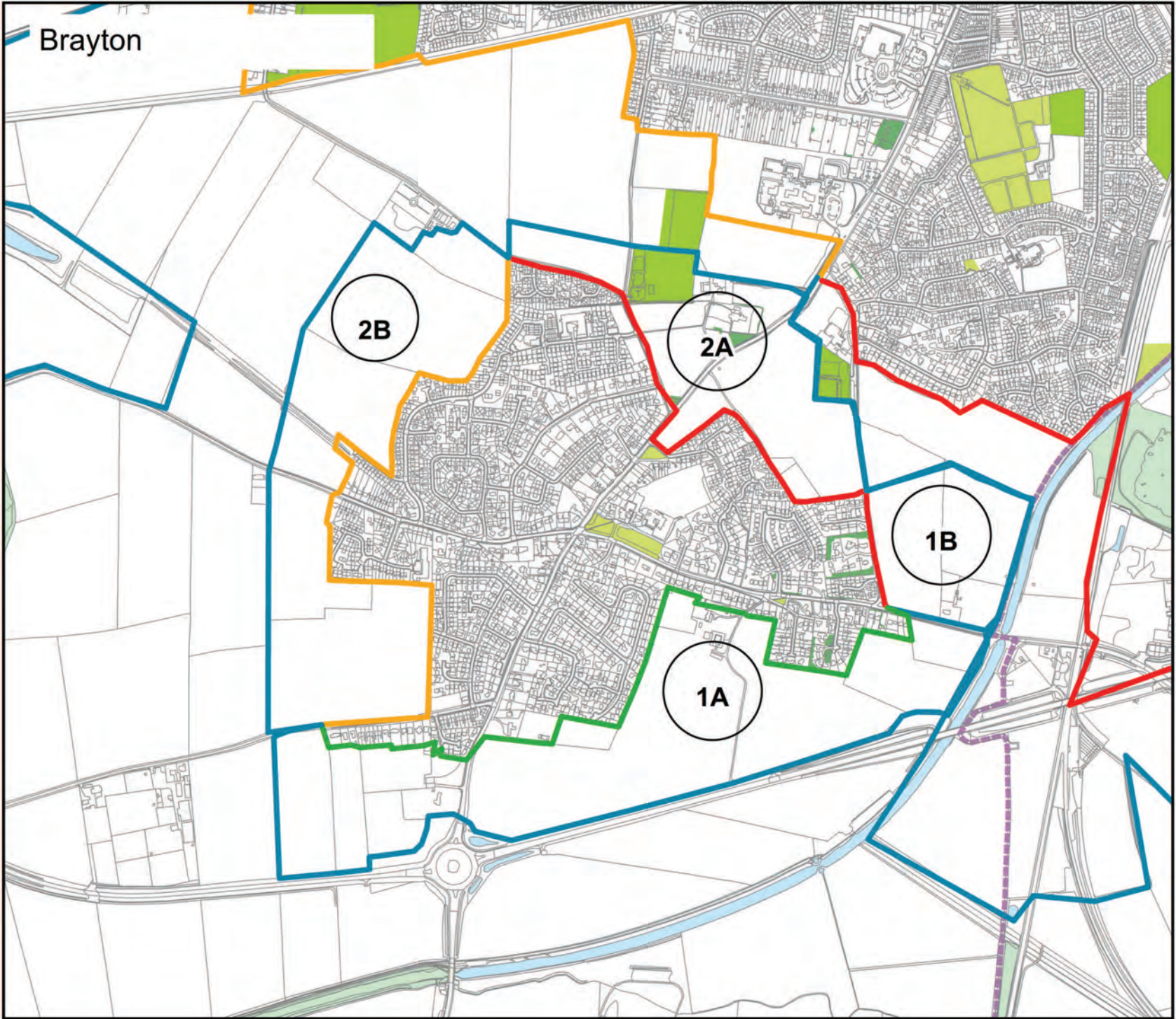
Brayton Barff to the east of Brayton is a destination for walkers and naturalists and is designated a Planted Ancient Woodland Site.

There are two main entrance gateways to Brayton, from the south off the A63 and from the north from the southern side of Selby along the A19. There are other minor roads which not only provide vehicular access but multi-recreational access to the adjacent countryside.

The Brayton Strategic Countryside Gap maintains open space between Selby and Brayton.

RESULTS OF SETTLEMENT SETTING ASSESSMENT				
Settlement Setting Area	Settlement Fringe Quality	Impact of Settlement extensions	Total Assessment Score	Sensitivity to Development
1A	3	4	7	Low
1B	5	7	12	High
2A	5	7	12	High
2B	5	3	8	Medium



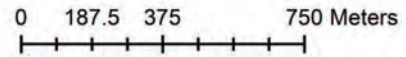


Brayton

**Legend**

Settlement Setting Assessment Areas

- Type
- Important to protect from development
  - Moderate importance to protect from development
  - Least important to protect for development
  - Settlement Assessment Edge
  - SINC
  - Trans Penine Trail
  - Local Amenity Spaces (Inc. Village Greens, Allotments & Church Yards)
  - Recreation Open Spaces (Inc. Sports Pitches & Playing Fields)
  - SSSIs



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## Brayton 1A: Settlement Setting Assessment Area:

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This is a subunit of the LCA: The River Aire Corridor: Landscape Type: Flat Open Farmland, characterised by a varied agricultural character combining flat open farmland and semi-enclosed arable farmland. Boundaries of this subunit are to the south: the A63, to the west a field boundary, and to the east the River Ouse and to the north east Brayton Lane



*View from A19 of entrance to Brayton*



*View from Brayton Lane adjacent Brayton Bridge to settlement edge*



*View from A63 across to Brayton*

## Brayton 1A: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Gently undulating up to a local highpoint at Brayton Hall.</li> <li>Medium sized irregular arable fields enclosed by straight robust native hedgerows with occasional hedgerow tree.</li> <li>Roads characterised by hedgerow boundaries (Brayton Lane) limiting views across to adjacent fields</li> </ul>	1
Public accessibility	<ul style="list-style-type: none"> <li>PRoW (Trans Pennine Trail) along Selby Canal.</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Traffic noise from A63 intrudes into open space to south side of Brayton. Main road is almost level with fields and no physical barriers to stop noise.</li> </ul>	1
<b>Landscape quality score</b>		<b>3</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>Undeveloped areas visible east of Doncaster Road up to local ridge</li> <li>Indentations of settlement hide areas of undeveloped land i.e. east of Spring Walk</li> <li>Entrance points into Brayton along Brayton Lane and the Doncaster Road are highly visible</li> </ul>	1
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li><u>Settlement edge between Doncaster Road and Brayton Lane</u>: Characterised by indentation of settlement edge line with a mix of short rear gardens with close boarded fencing and hedgerows</li> <li>Area around Moat and adjacent farmstead characterised by mature trees and woodland</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Entrance gateways into Brayton on the Doncaster Road and Brayton Lane but no distinctive views.</li> </ul>	1
<b>Visual landscape quality score</b>		<b>4</b>
<b>Total</b>		<b>7</b>

## Brayton 1A: Settlement Setting Assessment Area:

Scope for mitigation		
	<p>The mitigation measures required for successful development within this study area is a combination of approaches to design layout, replicating existing features and adding new features.</p> <p>The A63 forms a very strong and well defined boundary to the south side of the study area with screening hedge and tree planting associated with the road.</p> <p>The existing pattern of individual trees, groups of trees and low hedges along the existing settlement edge should be replicated in any new development edge, to ensure that there is not a hard urban edge.</p> <p><b>Outer development edge:</b> Create new vegetated buffer on outer development edge to screen views of new settlement edge from the A63 to retain a soft green edge to the settlement.</p> <ul style="list-style-type: none"> <li>• Irregular settlement edge with housing units not forming a strict building line but juxtapositioned creating varied building line of frontage and gable ends.</li> <li>• Avoid development that forms a single hard built line facing the A63. Stagger and step outer boundary line.</li> </ul> <p><b>Existing and new landscape features</b></p> <ul style="list-style-type: none"> <li>• Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals although there is limited hedgerow lines due to size of fields.</li> <li>• Protect historic landscape character of moat and setting around Brayton Hall.</li> <li>• <u>Protect open setting</u> of the Selby Canal.</li> </ul> <p><b>Recreational routes</b></p> <ul style="list-style-type: none"> <li>• <u>New Footpaths:</u> Provide new paths to link to other existing footpaths (in particular the Trans Pennine Way).</li> </ul>	
<b>Conclusion</b>	<p><b>Low sensitivity to development:</b> Low importance to protect from development, although at high end of score range. Existing view of settlement edge from A63 is relatively attractive with hedge lines and intermittent trees and groups of trees particularly around Brayton Hall.</p>	<b>7</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Not in a Flood zone.</li> <li>• Grade 3 soils.</li> <li>• Planned area of Parliamentary enclosure, medium sized semi irregular enclosures defined by straight drainage ditches.</li> <li>• DSV Workshop summary located this area as the most suitable for expansion of all options around Brayton.</li> <li>• Brayton Hall - private site with archeological interest on this boundary of settlement.</li> <li>• Large SHLAA sites to centre and east of this area suggest significant pressure for development.</li> </ul>	

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## Brayton 1B: Settlement Setting Assessment Area:

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This is a subunit of the LCA: The River Aire Corridor: Landscape Type: Flat Open Farmland, characterised by large flat open arable farmland. Boundaries of this subunit are to the south Brayton Lane, to the east the River Ouse, and to the north the boundary aligns across an open field.



*View south along the Baffam Lane*



*View along the Trans Pennine Trail adjacent the Canal*



*View from the Trans Pennine Trail across to Brayton*

## Brayton 1B: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Flat landform</li> <li>Open medium sized irregular arable fields collectively create a large open landscape</li> <li>Selby Canal and associated band of trees provides distinctive linear feature to the east</li> <li>Trans Pennine Trail provides important recreational route</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>Baffam Lane and Brayton Lane align settlement edge</li> <li>Trans Pennine Trail</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Some distant interruption from noise from A63</li> </ul>	1
<b>Landscape quality score</b>		<b>5</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li><u>Baffam Lane</u>: Robust native hedgerow screens views from Baffam Lane to adjacent arable field</li> <li><u>Brayton Lane</u>: Robust native hedgerows limit views to adjacent undeveloped areas adjacent settlement edge</li> <li><u>Trans Pennine Trail</u>: This trail is semi enclosed adjacent the Selby Canal, with some views of the undeveloped edge</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Baffam Lane and boxed agricultural native hedgerow</li> <li>Mixed front garden edge treatment of mainly hedgerows, Brayton Lane, boxed agricultural native hedgerow</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Trans Pennine Trail: view across open countryside to Brayton</li> </ul>	2
<b>Visual landscape quality score</b>		<b>7</b>
<b>Total</b>		<b>12</b>

## Brayton 1B: Settlement Setting Assessment Area:

Scope for mitigation		
	<p>The mitigation measures required for successful development within this study area is a combination of approaches to design layout, replicating existing features and adding new features.</p> <p>Baffam Lane forms a strong and well defined boundary to the existing settlement edge.</p> <p>The existing pattern of individual trees, groups of trees and low hedges along the existing settlement edge should be replicated in any new development edge, to ensure that there is not a hard urban edge.</p> <p><b>Outer development edge:</b> Create new vegetated buffer on outer development edge to screen views of new settlement edge from the Selby Canal to retain a soft green edge to the settlement.</p> <ul style="list-style-type: none"> <li>• Irregular settlement edge with housing units not forming a strict building line but juxta-positioned creating varied building line of frontage and gable ends.</li> <li>• Avoid development that forms a single hard built line facing the Selby Canal stagger and step outer boundary line.</li> </ul> <p><b>Existing and new landscape features</b></p> <ul style="list-style-type: none"> <li>• Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals although there is limited hedgerow lines due to size of fields.</li> <li>• <u>Protect open setting</u> of the Selby Canal.</li> </ul> <p><b>Recreational routes</b></p> <ul style="list-style-type: none"> <li>• <u>New Footpaths:</u> Provide new paths to link to other existing footpaths (in particular the Trans Pennine Way).</li> </ul>	
<b>Conclusion</b>	<b>High sensitivity to development:</b> Important to protect this open area of landscape. Key spatial buffer (Strategic Countryside Gap) to stop Selby and Brayton from merging.	<b>12</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• DSV Workshop summary did not want to see any expansion towards Selby</li> <li>• Flood zone 2.</li> <li>• Grade 2 soils</li> <li>• Large area of parliamentary enclosure between Selby and Brayton.</li> <li>• SHLAA indicates considerable pressure for development in whole of study area.</li> <li>• National Cycle Network along side of Selby Canal.</li> </ul>	

## Brayton 2A: Settlement Setting Assessment Area:

This is a subunit of the LCA: East Selby Farmland: Semi-enclosed farmland, characterised by collection of flat medium arable fields and smaller enclosed pasture fields towards Saint Wilfrid's Church. Boundaries are to the west the robust field hedgerow aligning the entrance to Brayton on Brackenhill Lane. The boundary then cuts across the middle of the field(

between Brayton and Selby, aligning along another hedgerow, then along the eastern edge aligning along the eastern boundary of Saint Wilfrid's Church, then cutting across the A19 to Baffam Lane.



*View along Fox Hill Lane*



*View towards Saint Wilfrid's Church and open setting*



*View along Public Right of Way*



*View out across farmland from PRow towards Selby*



*View along Brackenhill Lane towards Brayton*



## Brayton 2A: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Flat, mainly medium sized irregular arable fields enclosed by straight robust native hedgerows.</li> <li>Some roads characterised by intermittent hedgerow boundaries (Foxhill Lane) allowing open views across adjacent arable fields and beyond to the wooded hill known as Brayton Barf</li> <li>The spire belonging to Saint Wilfrid's Church of England forms distinctive landmark within this undeveloped landscape between Brayton and Selby</li> <li><b>Summary: Pleasant</b></li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>PRoW to Saint Wilfrid's Church of England Church off Doncaster Road</li> <li>PRoW south to Engelhart Close</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Traffic noise from A19</li> <li>Other roads (Brackenhill Lane, Fox Hill Lane and Baffam Lane) have a quiet rural character</li> </ul>	1
<b>Landscape quality score</b>		<b>5</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>Undeveloped areas north of Brackenhill Lane are visible from Fox Hill Lane</li> <li>Undeveloped area adjacent Fox Hill Lane area visible from Fox Hill Lane and PRoW</li> <li>Pocket of land adjacent Meadow Croft and the A19 enclosed by hedgerows and planting at the eastern end, no inward views</li> <li>Baffam Lane: undeveloped area adjacent settlement edge visible from Baffam Lane</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Brackenhill Lane defines settlement edge. Adjacent the northern section, this lane is aligned by a robust hedgerow, the southern section is more open with views out to adjacent fields and the Saint Wilfrid's Church</li> <li>Fox Hill Lane defines settlement edge with relatively robust hedge and tree line.</li> <li>Southern side of A19 – less defined as below</li> <li>Meadow Croft: Rear gardens with mainly hedgerow boundaries defines settlement edge</li> <li>PRoW adjacent Meadow Croft: Tree and overgrown hedgerows adjacent PRoW defines settlement edge</li> <li>Barton's Garth: Garden hedgerows and small woodland copse defines settlement edge</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Views of the wooded hill rising above the flat plain of Brayton Barff to the south west</li> <li>Views of the spire of Saint Wilfrid's Church of England seen above hedgerows from the A19, Foxhill Lane and Brackenhill Lane</li> </ul>	2
<b>Visual landscape quality score</b>		<b>7</b>
<b>Total</b>		<b>12</b>

## Brayton 2A: Settlement Setting Assessment Area:

Scope for mitigation		
	<p>New development would require robust new edge treatment so not to impact on the existing rural character of the remaining fields in between Brayton and Selby and in particular on the setting of St. Wilfrid's Church.</p> <p><b>Outer development edge:</b> Create new vegetated buffer on outer development edge to screen views of new settlement edge from wider countryside.</p> <ul style="list-style-type: none"> <li>Irregular settlement edge with housing units not forming a strict building line but juxta-positioned creating varied building line of frontage and gable ends</li> </ul> <p><b>Existing and new landscape features</b></p> <ul style="list-style-type: none"> <li>Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals.</li> <li>Existing pattern of robust hedges, tree lines and single trees around St Wilfrid's could act as a good model for any small scale development.</li> <li><u>Entrance/gateway to settlement:</u> Enhance and maintain an overall gateway to the settlement of Brayton along the A19</li> <li>Protect historic landscape character of and setting of Saint Wilfrid's Church</li> <li><u>Maintained views:</u> Protect views of Saint Wilfrid's Church</li> <li><u>Protect open setting</u> of Saint Wilfrid's Church</li> </ul> <p><b>Recreational routes</b></p> <ul style="list-style-type: none"> <li><u>Existing Footpaths:</u> Protect existing PRow linking to church.</li> <li><u>New Footpaths:</u> Provide new paths to links to existing footpaths and minor roads.</li> </ul>	
<b>Conclusion</b>	<p><b>High sensitivity to development:</b> Important to protect from development even though at low end of score range. This undeveloped rural landscape around Saint Wilfrid's Church is important to its historic setting. The church spire can be seen from adjacent public access points along Foxhill Lane, Brackenhill Lane and the Doncaster Road. This open land with uninterrupted views should be maintain undeveloped as an important setting to Saint Wilfrid's Church.</p> <p>South of the A19: some small scale development may be possible with the above mitigation.</p>	<b>12</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>Conservation area covers the majority of this area between Brayton and Selby.</li> <li>Flood risk zone 2 for most of the area.</li> <li>Grade 2 soils.</li> <li>Strategic gap between Brayton and Selby.</li> <li>SHLAA sites suggest pressure for development across most of study area except immediately around St Wilfrid's Church.</li> </ul>	

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## Brayton 2B: Settlement Setting Assessment Area:

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This is a subunit of the LCA: East Selby Farmland: Semi-enclosed farmland, characterised by collection of flat medium arable fields, semi enclosed with hedgerows. Boundaries are to the north Brackenhill Lane, to the west: field hedgerows aligning south down to Mill Lane.



*View from Mill Lane towards settlement edge and properties on Steward Close*



*View from Mill Lane*



*View from Barff Lane showing old railway line and settlement edge*



*View from Brackenhill Lane towards settlement edge*

## Brayton 2B: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Flat to gently undulating with low local ridges, mainly medium to small sized regular and irregular arable fields enclosed by predominantly robust native hedgerows.</li> <li>• Mature trees characterise hedgerows</li> <li>• Redundant railway creates shrub/tree linear feature.</li> <li>• Barff Lane and Brackenhill Lane open views out, strong rural character</li> <li>• Barff Hill visually prominent</li> <li>• Small woodland copses</li> </ul>	1
Public accessibility	<ul style="list-style-type: none"> <li>• One PRoW</li> <li>• Two rural lanes</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Background traffic noise</li> </ul>	2
<b>Landscape quality score</b>		<b>5</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• Irregular settlement edge</li> <li>• Robust hedgerows and local low lying ridges creates pockets of some enclosure adjacent settlement edge, with undeveloped areas not visible – Areas in the vicinity of Moat Way</li> <li>• Barff Lane and Brackenhill Lane: due to pen character and lack of hedgerows, adjacent undeveloped areas are visible from these lanes</li> </ul>	1
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Settlement edge between Between Brackenhill Lane and Mill Lane</li> <li>• Brackenhill Lane: Close boarded fencing with some mature trees, two storey properties visible</li> <li>• Evergreen Lane: Edge of road, open façade of building line</li> <li>• Moat Way: Close boarded fencing and some hedgerows, two storey buildings visible</li> <li>• Barff lane, Hedgerows define garden boundaries</li> <li>• Mill Lane: Open(no hedgerows) road, with front gardens of properties on southern side</li> </ul>	1
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Views of the wooded hill rising above the flat plain of Brayton Barff to the south west</li> </ul>	1
<b>Visual landscape quality score</b>		<b>3</b>
<b>Total</b>		<b>8</b>

## Brayton 2B: Settlement Setting Assessment Area:

Scope for mitigation		
	<p>The mitigation measures required for successful development within this study area is a combination of approaches to design layout, replicating existing features and adding new features.</p> <p>The indented settlement boundary should be retained in any development expansion. Development should avoid being an infilling exercise, which would erode this settlement edge character.</p> <p>The grid like pattern of fields may however, need to be disrupted to ensure a more curvilinear and indented new edge.</p> <p>The pattern of small copses as around Brackenhill Lane Cemetery and along dismantled railway.</p> <p><b>Outer development edge:</b> Create new vegetated buffer on outer development edge to screen views of new settlement edge from wider countryside</p> <ul style="list-style-type: none"> <li>Irregular settlement edge with housing units not forming a strict building line but juxta-positioned creating varied building line of frontage and gable ends</li> </ul> <p><b>Existing and new landscape features</b></p> <ul style="list-style-type: none"> <li>Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals, in particular the trees and vegetation associated with the redundant railway line.</li> <li><u>Entrance/gateway to settlement:</u> Enhance and maintain an overall gateway to the settlement on the roads: Brackenhill Lane, Barff lane and Mill Lane.</li> <li>Protect views across to Brayton Barff.</li> </ul> <p><b>Recreational routes</b></p> <ul style="list-style-type: none"> <li><u>Existing Footpaths:</u> Protect existing PRow.</li> <li><u>New Footpaths:</u> Provide new paths to link to other existing footpaths and the wider adjacent countryside. The line of the old dismantled railway could be a potential formal routeway.( currently used informally no right of way).</li> </ul>	
<b>Conclusion</b>	<b>Medium sensitivity to development:</b> Low end of score range, but still moderate importance to protect from development.	<b>8</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>Flood zone 2 to north side of area.</li> <li>Grade 3 soils.</li> <li>Mixed field size with geometric pattern radiating out from Brayton. Fields long and thin.</li> <li>Land to the west of this area is designated in the Local Plan as a Locally Important Landscape Area (ENV15)</li> <li>Very large SHLAA sites extend beyond the area assessed suggesting considerable pressure for development.</li> <li>Consider setting of Brayton Barff (Planted Ancient Woodland Site.</li> </ul>	

## 12.4 DESIGNATED SERVICE VILLAGE: Brotherton and Byram

### 12.4.1 Site Context

Brotherton, Byram and Foxcliff lie nine miles to the south west of Selby and one mile north of Ferrybridge/Knottingley. Brotherton lies between the Aire River and the A162/A1246 with Byram and Foxcliff to the east side of the A roads. The A1(M), River Aire, railway lines and Ferrybridge Power Station form an industrial landscape to the west. Brotherton is linked by local roads to the A1246. Foxcliffe is on the A162 and Byram is linked to the A162 and has one local road Sutton Lane running to the east. There is mixed arable pasture and woodland to the north, east and south.

### 12.4.2 Site Description

The whole settlement is in the Local Landscape Character Area: River Aire Corridor, strongly influenced by large scale industrial and infrastructure development, in particular power stations and the motorway on the river landscape to the west. The north, east and south has flat open farmland (except for rising land to the side of the river valley), semi enclosed arable farmland and areas of wooded farmland. The land rises from the River Aire (10m AOD) up to a limestone ridge at Byram (24m AOD).

The land to the west of Brotherton falls within flood zone 3b and includes extensive settlement lagoons with surrounding scrub and woodland vegetation. The land to the south of Byram and Foxcliff (running parallel with Sutton Lane ) falls within flood zone 3b this covers the whole of the valley floor which is mixed arable farmland.

There is one PRoW leading west from Foxcliff into Brotherton, and onto the edge of the River Aire linking to paths north of Fairburn. From Byram there is one PRoW running south down to the edge of the River Aire and onto a network of paths along the valley floor to the east. There is a large green space between Brotherton and Byram located to the east of the Church of St Edward, which is linked by footpath and provides a football field and informal grass areas.

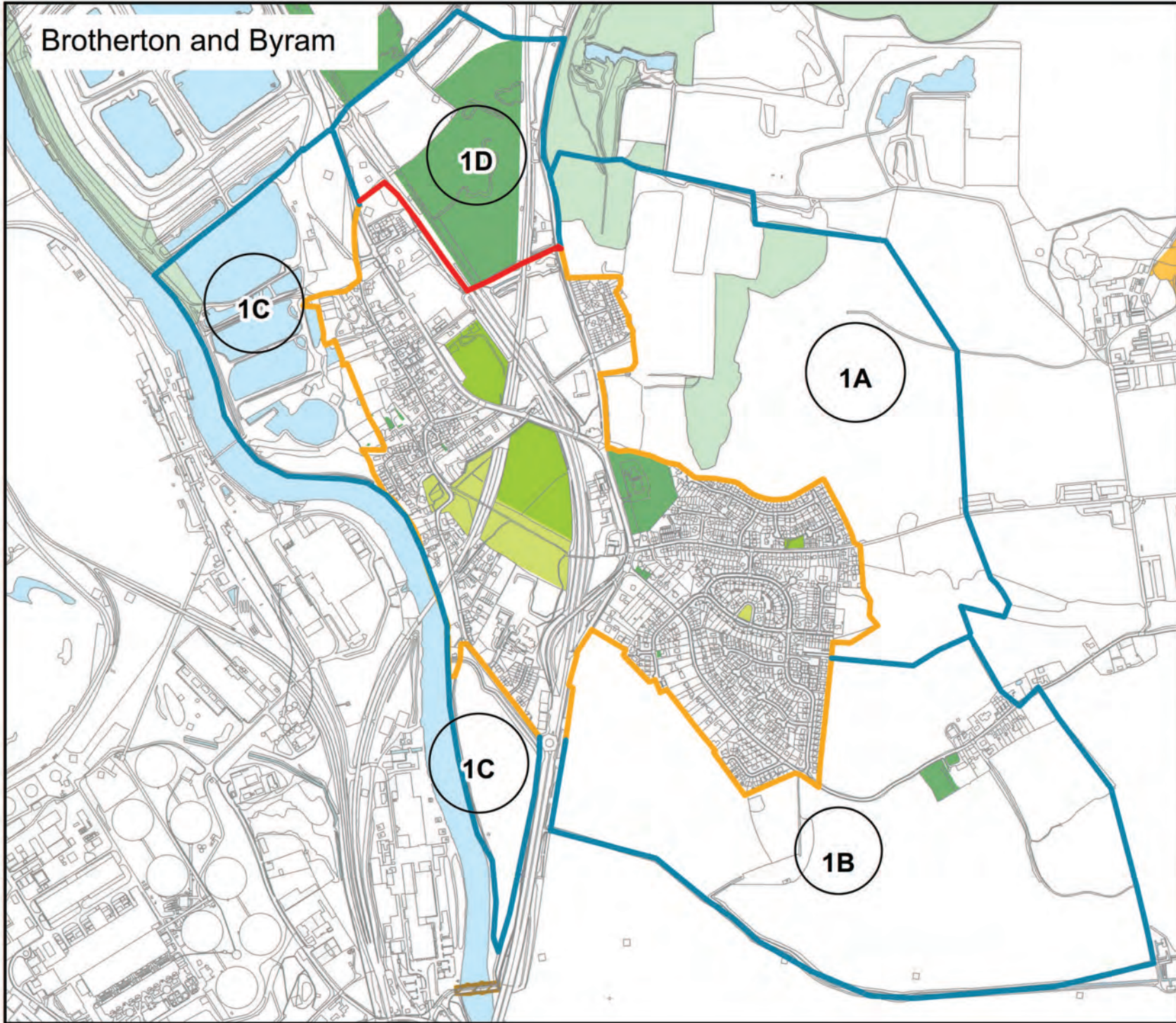
There are 4 listed buildings within the settlement areas, listed buildings within Bryram Hall estate and the old bridge across the River Aire. There are woodland designations for the wood areas to the north and east sides. The land surrounding the villages is all within the Green Belt.

The settlement shape is constrained by A roads, the River Aire, railway lines, large woodland areas, industrial areas and valley side landform to create separate areas. Brotherton is an irregular linear shape following the High Street, Church Street and Low Street from north to south. Foxcliff and Byram both have well defined edges. There are limited facilities with a Post Office and mini market in Byram, public house and village hall in Brotherton.

The buildings are nearly all residential, post war housing, two storey (with some bungalows), mainly detached and semi-detached with tiled pitched roofs, mix of brick types and colours and generally arranged in an irregular pattern with many infill developments making use of small plots within the settlement development area. There is no traditional built vernacular for the settlement to help inform building styles and arrangements for any new housing. The settlement boundaries are predominantly common place with mixed timber fence, hedges and trees and rear garden planting providing a soft 'green' aspect to most edges of the settlement.

RESULTS OF SETTLEMENT SETTING ASSESSMENT				
Settlement Setting Area	Settlement Fringe Quality	Impact of Settlement extensions	Total Assessment Score	Sensitivity to Development
<b>1A</b>	4	4	<b>8</b>	Medium
<b>1B</b>	5	4	<b>9</b>	Medium
<b>1C</b>	4	4	<b>8</b>	Medium
<b>1D</b>	7	6	13	High

# Brotherton and Byram

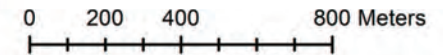


## Legend

### Settlement Setting Assessment Areas

#### Type

- Important to protect from development
- Moderate importance to protect from development
- Least important to protect for development
- Settlement Assessment Edge
- SINC
- Scheduled Monument
- Tpo\_region
- Local Amenity Spaces (Inc. Village Greens, Allotments & Church Yards)
- Recreation Open Spaces (Inc. Sports Pitches & Playing Fields)
- Historic Parks & Gardens



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## Brotherton and Byram 1A: Settlement Setting Assessment Area:

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Three settlements considered as one settlement area are bisected by the road network: Brotherton to the west of the A1246, Byram to the east and Foxcliff to the north. Strong influence on landscape character from large scale industrial and infrastructure development, in particular the power stations and the motorway/road network. Landscape character combines flat open farmland with semi-enclosed arable farmland and areas of flat

wooded farmland.

Study Area 1A: The land to the east of Foxcliff and to the north and east of Byram is mainly common place large open arable fields (with no hedges or field boundary trees). There are small grazing fields (east of Foxcliff) and south of Byram Park Road. Well defined woodland areas are located running alongside the A162 (The Dale woodlands to the north and south sides of Foxcliff), smaller copses to the north and on the east side of Byram. There are neither public roads nor PRow to the east of Byram. The area is part of the LCA: River Aire Corridor and is typical in having gently rolling landform which is covered by a pattern of fertile farmland and well wooded estates.



*View North West from Byram Park Road*



*View of Foxcliff from end of Summerfield Drive*



## Brotherton and Byram 1A: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Arable farmland with surrounding woodland areas.</li> <li>• Undulating landform from the limestone ridge down to the river corridor.</li> <li>• Outlying large grouping of farm buildings (Byram Hall Poultry Farm) and sewage works to east side.</li> <li>• Quarries to wider landscape.</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>• No PRow but informal paths run around fields and up to The Dale woodlands by Foxcliff.</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Some interruption from local Brotherton Quarry to north side and large farm complexes to east side.</li> <li>• Undulating topography with copses limiting visual horizon creates area with rural feeling</li> <li>• Power station visible in the distance when viewed from open areas but screened when adjacent to buildings or vegetation.</li> </ul>	1
<b>Landscape quality score</b>		<b>4</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• Settlement edge is not prominent from Byram Park Road due to intervening farm buildings, large copse on (south side) and softened by garden hedges and trees to edge</li> <li>• Large copse areas (Sutton belt on south side and Kirkthorne Wood on north side) frame settlement edge when viewed from track leading north to Byram Hall, but this is not a public road thus limited viewing from this track</li> </ul>	1
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Predominantly common place timber fence and some hedgerows and trees to rear garden boundaries</li> <li>• Mainly new red brick house and bungalow mix forming hard built edge with timber fence line against arable land.</li> <li>• Densely wooded to northern and southern edge of study area.</li> </ul>	1
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Some distinctive views into settlement edge although is generally fairly inaccessible</li> <li>• Woodland copses frame settlement and spread out into immediate surrounding landscape</li> <li>• Limited views of Ferrybridge Power station in the distance</li> </ul>	2
<b>Visual landscape quality score</b>		<b>4</b>
<b>Total</b>		<b>8</b>

## Brotherton and Byram 1A: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Small scale development indicated on the SHLAA plans to east side of Byram, being a continuation of the existing housing area that runs along the north side of Byram Park Road (90+ houses). Housing located here would require a new vegetated buffer on outer development edges to screen views of new settlement edge from wider countryside. And to integrate new houses with character of the area</li> <li>• Irregular settlement edge with housing units not forming a strict building line but juxta-positioned creating varied building line of frontage and gable ends to break up edge of settlement when viewed from wider landscape.</li> <li>• Avoid development more than two storeys</li> <li>• Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals.</li> <li>• Avoid hard built boundaries (wood fencing and brick walls) provide softer hedge and planted boundaries.</li> </ul>	
<p style="text-align: center;"><b>Conclusion</b></p>	<ul style="list-style-type: none"> <li>• <b>Medium sensitivity to development:</b> Moderately important to protect due to the commonplace arable land use with limited distinctive views of the settlement edge.</li> <li>• Surrounding copses and Byram Park (with landscaped estate grounds) create rural setting to landscape to north side of Bryam and development is not recommended in this area.</li> <li>• Limited views to the wider surrounding countryside.</li> <li>• Small scale development would have limited visual intrusion to this landscape on the east side of Byram.</li> </ul>	<b>8</b>
<p style="text-align: center;"><b>NOTES</b></p>	<ul style="list-style-type: none"> <li>• Land outside development area is designated Green Belt</li> <li>• Grade 3 soil.</li> <li>• Flood zone 1.</li> <li>• Priority Habitat Inventory-Deciduous Woodland (England) woodland areas to west, north and south sides of area</li> <li>• National Inventory of Woodland and Trees (England) woodland areas to west, north and south sides</li> <li>• Woodpasture and Parkland BAP Priority Habitat (England) woodland areas to west, north and south.</li> <li>• Woodland Grant Scheme 3. Woodland areas to north and south of area.</li> </ul>	

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## Brotherton and Byram 1B: Settlement Setting Assessment Area:

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The land to the south and south-east of Byram (area bordered by Sutton Belt wood to the north, open countryside to the east, Brotherton Marsh Drain to the south and A162 to the west) is fairly common place arable and some grazing land with a mixture of irregular shaped fields varying in size from small fields adjacent to Sutton and larger fields on north side of Marsh



*Hard edge with some tree shielding and prominent view of power station (635)*



*View of hard settlement edge with some softening from trees (636)*

Drain. Field shape is dictated by numerous sinuous ditches that drain the land (from higher landform immediately next to east side of Byram) into the lower level land by Marsh Drain. This runs alongside lower flatter land and drains eastwards into the River Aire. Fields are typically bordered with intermittent clumps of hedgerow trees and occasional large field tree. There is one road Sutton Lane that runs east from Byram and numerous PRow on the south side of Sutton Lane. The area is part of the LCA: River Aire Corridor and is typical in having open heavily drained arable farmland on valley floor with high grassy flood embankments and areas of smaller scale mixed farmland.

## Brotherton and Byram 1B: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>On the edge of the river corridor and limestone ridge, the landform slopes from the settlement edge south towards the river.</li> <li>Predominantly arable land with some grazing and areas of scrub.</li> <li>Irregular field shape .</li> <li>Characterised by power station to the west and River Aire.</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>PRoW access from south side of Byram (behind Primrose Dene) running south west linking into paths along Marsh Drain and River Aire.</li> <li>Two PRoW leading from Sutton down to Marsh Drain and onto River Air.</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Rural setting to the west.</li> <li>Open views over river corridor to Knottingley and power station (to west) dominates view in the distance.</li> <li>Not very tranquil due to busy road, power plant views and large pylons across the landscape.</li> </ul>	1
<b>Landscape quality score</b>		<b>5</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>Edge of settlement is very prominent on approach along Sutton Lane.</li> <li>Edge of settlement not prominent from local footpaths as land falls away from settlement and field boundary trees screen view of built edge.</li> </ul>	2
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Edge is a mixture of timber fencing, brick walls, hedges, mature trees and garden plants</li> <li>Properties along Buckingham Way form a hard straight roofline edge to the urban form.</li> </ul>	1
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Edge of settlement is clearly seen but there are no distinctive views.</li> <li>View of settlement edge from Sutton Lane is dominated by the scale of the power station.</li> <li>Mature trees on ridge to north</li> </ul>	1
<b>Visual landscape quality score</b>		<b>4</b>
<b>Total</b>		<b>9</b>

## Brotherton and Byram 1B: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Large scale development is indicated on the SHLAA plans to east and south side of Byram, being a continuation of the existing housing area in both directions (300+ houses). Housing located here would require a new vegetated buffer on outer development edges to screen views of new settlement edge from wider countryside and to integrate new houses with character of the area.</li> <li>• Irregular settlement edge with housing units not forming a strict building line but juxtapositioned creating varied building line of frontage and gable ends to break up edge of settlement when viewed from wider landscape.</li> <li>• Avoid development more than two storeys.</li> <li>• Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals.</li> <li>• Avoid hard built boundaries (wood fencing and brick walls) provide softer hedge and planted boundaries.</li> <li>• Land falls away to south east side of Byram so any development here would be more visible to open landscape when viewed from lower river corridor. Scope to introduce small wooded areas into any development to break up mass of houses into distinct smaller units.</li> </ul>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• <b>Medium sensitivity to development:</b> Due to the common place arable land use but with open views of the settlement edge and wider landscape from elevated land on east side of Byram.</li> <li>• Expansion of Byram would have some visual impact on the setting of the River Aire.</li> <li>• Limited expansion only recommended. (75 houses) due east of Buckingham Way and ensure views of Sutton Belt are retained in some places.</li> <li>• Moderate expansion only recommended (75-100 houses) due south of settlement edge bordering Hillside. and not extended east beyond line level with Primrose Dean.</li> </ul>	<b>9</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Flood zone 1 on upper slopes. Flood zone 3 from large dike that crosses land to south of Hillside on lower slopes.</li> <li>• Grade 2 soil along upper slope and grade 3 soil along lower slope of river valley side.</li> <li>• Large field pattern with irregular hedge lines due to drainage dikes, but generally boundaries run north-south along river valley side.</li> </ul>	

## Brotherton and Byram 1C: Settlement Setting Assessment Area:

The land to the west of Brotherton is dominated by the adjacent River Aire and Ferrybridge Power Station. This study area is split into south and north sections. The north section (area bordered by River Aire to the west, settlement lagoons to the north, and mixed scrub/trees and miscellaneous buildings along east and south sides) is predominantly an industrial

landscape with settlement lagoons ( with service roads) located along the east side of the River Aire surrounded by screening scrub and tree planting. There are very large power pylons and cable crossing the south and east sides of this area. There are some agricultural small holdings located on the east side. The south section (area bordered by River Aire to the west, Low Street to the north and A162 to the east and south) is a flat grassed area (Little Marsh) with a riparian vegetated area along the river side and screen planting adjacent to the main road. The area is part of the LCA: River Aire Corridor and is typical in having open heavily drained arable farmland on valley floor with high grassy flood embankments and areas of smaller scale mixed farmland.



*Mixed edge – semi-detached housing softened by some trees*



*Heavy industrial influence on views from settlement*

## Brotherton and Byram 1C: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<p><b>North Section</b></p> <ul style="list-style-type: none"> <li>Mixture of industrial lagoons with screening vegetation and irregular interface with settlement edge to east side.</li> </ul> <p><b>South Section</b></p> <ul style="list-style-type: none"> <li>Rough flat grassland with wide open views of power station and associated infrastructure creates an industrial context this is juxtaposed with the more natural landscape to east. This contrast creates a unique character to the area.</li> <li>Settlement edge runs alongside River Aire between the two study sections.</li> </ul>	1
Public accessibility	<p><b>North Section</b></p> <ul style="list-style-type: none"> <li>Single PRow leads from High Street to side of River Aire</li> </ul> <p><b>South Section</b></p> <ul style="list-style-type: none"> <li>PRow runs along west side of area adjacent to River Aire. There are numerous informal footway tracks that cross the area</li> </ul>	2
Tranquillity and remoteness	<p><b>North Section</b></p> <ul style="list-style-type: none"> <li>Noise and visual disturbance from power station and A road. Although with large areas of scrub woodland and trees between lagoons and High Street.</li> </ul> <p><b>South Section</b></p> <ul style="list-style-type: none"> <li>Noise and visual disturbance from power station and A road</li> </ul>	1
<b>Landscape quality score</b>		<b>4</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<p><b>North Section</b></p> <ul style="list-style-type: none"> <li>The settlement edge is not visually prominent from the PRow due to intervening vegetation.</li> </ul> <p><b>South Section</b></p> <ul style="list-style-type: none"> <li>The settlement edge (along Low Street) is visually prominent from the open green space.</li> <li>The settlement edge (along Low Street) is less prominent from the A162 being screened by a low flood embankment and hedge and intervening vegetation alongside of road.</li> </ul>	1
Nature of the edge between settlement and countryside	<p><b>North Section</b></p> <ul style="list-style-type: none"> <li>The settlement edge is very irregular with residential development to the west side of the High Street extending into the study area to different distances.</li> </ul> <p><b>South Section</b></p> <ul style="list-style-type: none"> <li>Semidetached properties located along Low Street with stone front walls and limited front garden planting</li> <li>Building forms a uniform frontage along road.</li> </ul>	1
Distinctive views into the settlement and settlement setting	<p><b>North Section</b></p> <ul style="list-style-type: none"> <li>There are no distinctive views of the settlement due to the extensive scrub and tree cover around the east side of the area.</li> <li>There are also no distinctive views of the power station due to intervening vegetation</li> </ul> <p><b>South Section</b></p> <ul style="list-style-type: none"> <li>No distinctive views into the settlement</li> <li>Very distinctive views of power station and vegetation along sides of River Aire.</li> </ul>	2
<b>Visual landscape quality score</b>		<b>4</b>
<b>Total</b>		<b>8</b>

## Brotherton and Byram 1C: Settlement Setting Assessment Area:

Scope for mitigation	1C	
	<p><b>North section</b></p> <ul style="list-style-type: none"> <li>• Medium sized development indicated on the SHLAA plans with (40+ houses) proposed for a site to the west of the High Street but north of Cut Road. Currently occupied by small holdings. Note large power cables cross this SHLAA area.</li> <li>• Housing located here would require a new vegetated buffer on outer development edges to integrate new houses with character of the area.</li> <li>• Irregular settlement edge with housing units not forming a strict building line but juxtapositioned creating varied building line of frontage and gable ends to break up edge of settlement when viewed from wider landscape.</li> <li>• Avoid development more than two storeys</li> <li>• Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals.</li> <li>• Avoid hard built boundaries (wood fencing and brick walls) provide softer hedge and planted boundaries</li> <li>• Land falls away to west side of Brotherton so steep roof line of properties.</li> </ul> <p><b>South Section</b></p> <ul style="list-style-type: none"> <li>• No development proposed in this area within SHLAA plans. Area considered wholly inappropriate for housing development thus no mitigation proposals required.</li> </ul>	
<b>Conclusion 1C</b>	<p><b>North section</b></p> <p><b>Medium sensitivity to development:</b> Due to the existing scrub and tree cover and limited distinctive views of the power station and wider landscape along the River Aire.</p> <ul style="list-style-type: none"> <li>• Settlement edge not distinctive.</li> <li>• Expansion of Brotherton into this area would not have a significant visual impact on the setting of the River Aire and power station viewed behind.</li> </ul> <p><b>South Section</b></p> <p><b>Medium sensitivity to development:</b> Due to the common place rough grassland with very distinctive views of the power station and wider landscape along the River Aire.</p> <ul style="list-style-type: none"> <li>• Settlement edge not distinctive.</li> <li>• Expansion of Brotherton into this area would have a significant visual impact on the setting of the River Aire and power station viewed behind.</li> </ul>	<b>8</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• SINC located to the north of Brotherton &amp; Byram but beyond settlement limits.</li> <li>• Land outside development area is designated Green Belt</li> <li>• There are 4 listed buildings within the development limits of Brotherton and Byram. All are Grade II</li> <li>• Flood zone 3 and 2 cover north section and Flood zone 3b covers South section.</li> <li>• Non agricultural land to north section.</li> <li>• Grade 3 soil to south section.</li> </ul>	



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## Brotherton and Byram 1D: Settlement Setting Assessment Area:

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The land to the north of Brotherton is dominated by the The Dales a large deciduous woodland area located between the A1246 to the west and the A162 to the east. The area is also bisected by a railway line to the east side and has large power pylons that cross the area on the north side with open fields below the lines. A PRow runs along the settlement boundary

from Foxcliff crossing the railway line at Folly Bridge and connecting with the north edge of Brotherton, another PRow runs across the northern boundary of the study area connecting the A roads. There are also numerous disused quarries within the Limestone ridge area that runs under the Dales. There are no views of the settlement edge due to intervening mature trees along the sides of the main A roads. There is only one residential property located between the railway line and the A162. There is no proposed SHLAA in this area.



*Views south-west from A162*



*View north-east from A1246*

## Brotherton and Byram 1D: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Large deciduous woodland area that dominates the higher land between the A1246 and A162.</li> <li>Linked to the wider wooded areas surrounding Byram Park, although physically separated by the transport infrastructure of the A162 and railway line.</li> <li>Shares the dense woodland character with land to the east.</li> <li>Dense tree line buffer along west side of A1246.</li> </ul>	3
Public accessibility	<ul style="list-style-type: none"> <li>PRoW crosses to the north of the area linking A1246 and A162.</li> <li>PRoW crosses to the south of the area linking the 2 main roads, with footbridge over the railway line.</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Very quiet and secluded on both PRoW once away from main roads.</li> <li>Dense woodland very attractive to walk through.</li> <li>Large power cables cross site to the north side with open grass easement areas under cables (no woodland).</li> </ul>	2
<b>Landscape quality score</b>		<b>7</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>Settlement edge to the west side is not visually prominent as it is screened by tree line buffer along A1246.</li> <li>Land falls away from the road and thus no glimpsed views of existing development.</li> </ul>	2
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Wooded line separates edge from main road and The Dales wooded area on the west side.</li> <li>Wooded edge separates narrow rough ground area from main wood.</li> </ul>	3
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>There are no distinctive views into the settlement. As the A1246 is relatively elevated above Brotherton it has been well screened and integrated into the landscape with dense tree planting on both sides.</li> </ul>	1
<b>Visual landscape quality score</b>		<b>6</b>
<b>Total</b>		<b>13</b>

## Brotherton and Byram 1D: Settlement Setting Assessment Area:

<b>Scope for mitigation</b>	1D	
	No mitigation is suitable to reduce the effect of development on this settlement edge.	
<b>Conclusion 1C</b>	<b>High sensitivity to development:</b> The settlement boundary has been assessed as being of high sensitivity as there is no scope for development in this area due to The Dales (Priority Habitat Inventory Deciduous Woodland) and thus there is no requirement for any mitigation measures.	<b>8</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• National Inventory of Woodland and Trees</li> <li>• Priority Habitat Inventory Deciduous woodland</li> <li>• Felling Licence agreements</li> <li>• SINC located to the north of Brotherton &amp; Byram but beyond settlement limits.</li> <li>• Land outside development area is designated Green Belt</li> <li>• Not in a flood zone.</li>   <li>• Non agricultural land.</li> </ul>	

## 12.5 DESIGNATED SERVICE VILLAGE: Carlton

### 12.5.1 Site Context

Carlton is a fairly compact village with a large historic house and garden to its southern edge. It is divided between two character areas as defined by the Landscape Assessment of Selby District January 1999 with the Camblesford Lowlands to the north and the River Aire Corridor to the south. The village is surrounded to the north, northwest and east to south east sides by low lying arable farmland and to the south and east side by a visually important grade one listed historic house, Carlton Towers, with extensive designated historic park and garden. The River Aire runs near the village to the south.

### 12.5.2 Site Description

**The Camblesford Lowlands** is characterised by flat, semi-enclosed arable farmland with frequent lines of hedgerow trees and patches of semi-natural scrub. There are scattered small broadleaf and mixed woodland plantations and shelter belts on light arable farmland and the influence of the visually prominent Drax Power Station on the landscape.

The **River Aire Corridor** character area is a principal highway for trade and communication. It has a varied character combining flat open farmland and semi-enclosed arable farmland and small areas of flat wooded farmland. Carlton has a historic parkland and country mansion as is typical for this character area and an important wetland.

The South of the village is within flood zone 3. There is a good network of PRow and the Trans Pennine Trail meets the south of the village.

The main character of the surrounds to the village is medium to large scale fairly open almost flat arable land with limited hedgerows with mature trees. The fields are largely rectilinear though the area to the east has a more naturalistic field pattern following a small tributary Mill Carrs Drain to the Aire.

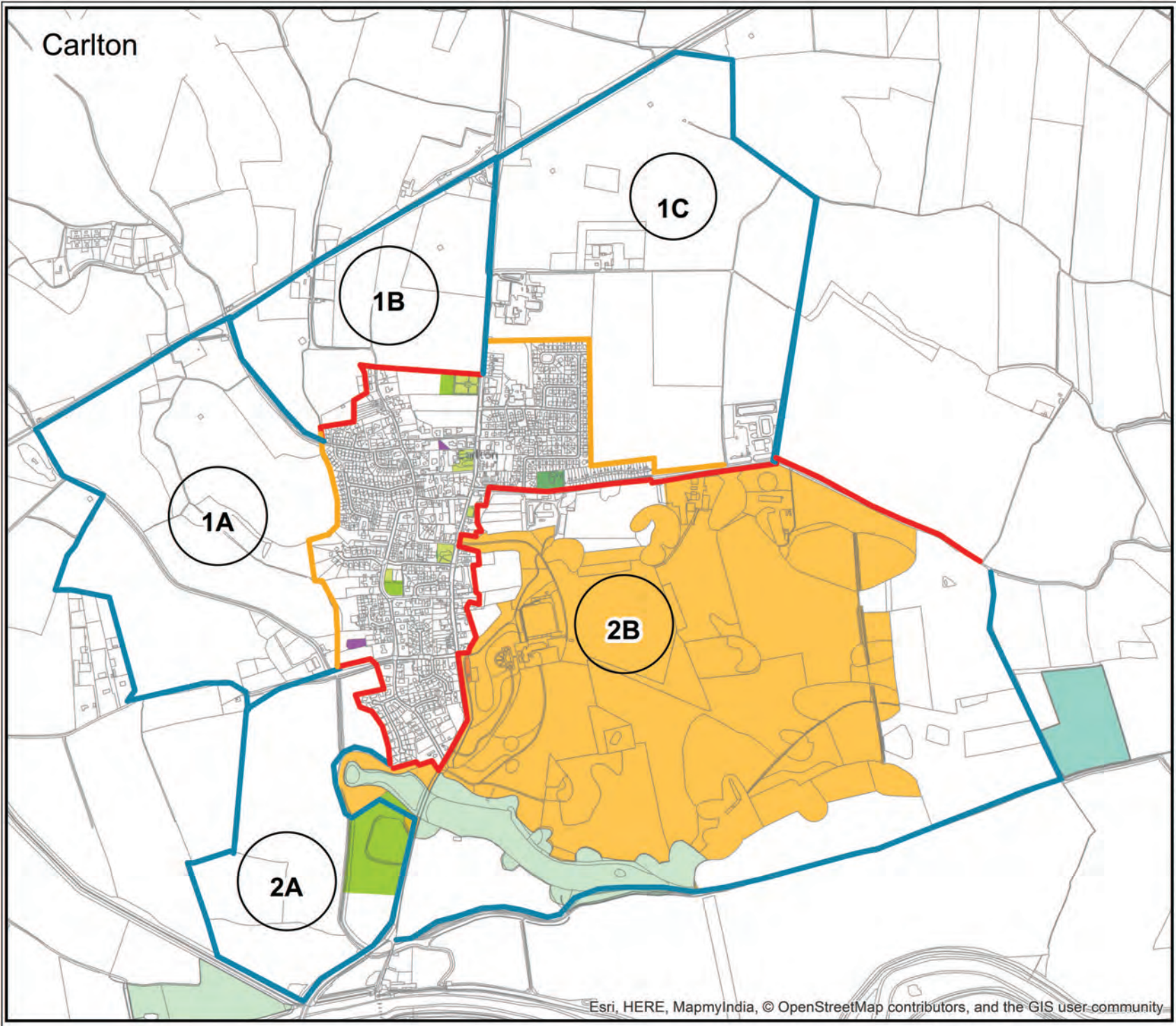
The housing where visible on the settlement edge, is mixed with several significant later 20th century estates. There are older properties in the village but these are not visible on the settlement edge other than the main house Carlton Towers.

The Carlton Estate has a large parkland and garden and a wetland (a SINC) within the grounds. The main house is on slightly higher ground than the rest of the village so its tower is visible over heavily wooded surrounds which lie within the estate grounds.

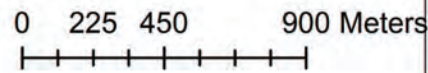
There is an especially good quality approach to the village from the south which passes an attractive cricket ground, a belt of parkland trees and crosses the wetland before entering the built up area of the village. There are views to the Drax Power Station. The north east side of the village has some outlying development of a pumping station and a nursery.

RESULTS OF SETTLEMENT SETTING ASSESSMENT				
Settlement Setting Area	Settlement Fringe Quality	Impact of Settlement extensions	Total Assessment Score	Sensitivity to Development
1A	5	6	11	Medium
1B	6	6	12	High
1C	4	5	9	Medium
2A	7	8	15	High
2B	6	8	14	High

Carlton



- Legend**
- Settlement Setting Assessment Areas**
- Type**
- Important to protect from development
  - Moderate importance to protect from development
  - Least important to protect for development
  - Settlement Assessment Edge
  - SINC
  - Historic Parks & Gardens
  - Local Amenity Spaces (Inc. Village Greens, Allotments & Church Yards)
  - Recreation Open Spaces (Inc. Sports Pitches & Playing Fields)
  - Traditional Orchards
  - SSSIs



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## Carlton 1A: Settlement Setting Assessment Area:

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Site on north west side of Carlton leading from the settlement edge to the railway line. Area is part of the Camblesforth lowlands and is characterised by irregularly shaped arable flat fields, frequently open with ditches but some with hedgerows and hedgerow trees. Small broad leaved copses break up views across the landscape especially along water courses. The

area forms part of the flood plain.



*View to Church spire from Hanger Lane*



*View of Carlton Towers from Hanger Lane*



*View of Power station from Hanger Lane*



*View settlement edge near Linwith Lane*

## Carlton 1A: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Medium irregular shaped arable fields with some mature hedge boundaries but many open boundaries with irregular ditches and streams and some timber post and rail fencing</li> <li>• Landscape fairly flat with slight changes in level as approach settlement</li> <li>• Abundant mature individual trees mainly along field boundaries and as well as in elongated copses along ditch lines</li> <li>• Distinctive features in views in multiple directions although settlement edge only visible once close to village</li> <li>• Railway line defines edge of the assessment area</li> <li>• Power lines cross the landscape</li> <li>• Wider landscape arable with industrial salad growing businesses to the west of the railway line</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>• Easily accessible with walkable route on attractive minor roads and public rights of way</li> <li>• 2 PRoW converge on to Lynthwaite Lane</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Fairly remote, arable countryside slightly affected by powerlines and railway</li> </ul>	2
<b>Landscape quality score</b>		<b>5</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• Distinctive settlement edge shielded in parts by mature trees</li> <li>• Approach routes frequently open to views of surrounding fields and view of settlement</li> <li>• Houses prominent close in to settlement edge though levels of some of the housing slightly lower than the approach and softened by further trees in the distance on higher ground</li> <li>• Views of church spire, Carlton Towers and Drax fairly clear rising above and between belts of trees and hedges</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Mix of mature trees</li> <li>• Housing estate with fencing panels to front</li> <li>• Housing edge very prominent and relatively hard past line of mature trees</li> </ul>	1
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Landmark views over modern housing– church spire and roof of Carlton Towers (stately home)</li> <li>• Wider orientation through view of Drax Power Station</li> </ul>	2
<b>Visual landscape quality score</b>		<b>6</b>
<b>Total</b>		<b>11</b>

## Carlton 1A: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Small scale development may be visually mitigated by retention of existing copses, hedgerows ditches and trees and the planting and maintenance of new hedgerows and trees of similar species mix.</li> <li>• Scope for a built settlement edge to link better with the landmark church spire - building materials of the village are predominantly red brick with red or grey tile roofs but 1970s developments on this boundary lack cohesive identity - original landmark buildings are in stone.</li> <li>• Reduce the impact of hard settlement edge new development by avoiding more than two storey development</li> <li>• Retain key views of church spire and Carlton Towers from approach roads</li> <li>• Avoid development worsening flood risk</li> <li>• Planting and works affecting drainage should compliment and not put at risk the SSSI at Eskamhorn Meadows</li> </ul>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• Medium (nearly high) sensitivity to development due to quality of trees and hedges and watercourses in the approach to the settlement, the visibility and distinctiveness of that approach and the good level of access</li> <li>• The site is in Flood Risk Zone 3b and is part of the floodplain</li> <li>• Visually small scale development along the edge of Carlton could be contained behind existing screens of hedgerows and could be further screened by planting of similar hedgerows and trees on the outer edge of the development boundary.</li> <li>• The site lies within the impact risk zone of the Eskamhorn Meadows SSSI</li> </ul>	<b>11</b>
<b>NOTES</b>	<p>Groundwater Source Protection Zones 1 and 2 to the East and West of the village while the rest is zone 3.            Surface water nitrate vulnerable zone            SINC around pond to the south of Carlton park            Traditional Orchard on West side of village            No SHLAA sites</p>	



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## Carlton 1B: Settlement Setting Assessment Area:

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The land is characterised by a small area of regular shaped arable land close to the settlement beginning to rise in level with open field boundaries - limited hedgerows and trees except on the settlement edge and along roads. Bound to the north by the railway and to the east by the A1041 Station Road and the west by Lynwith Lane.



*View down Station Road A1041 towards Carlton from railway bridge*



*View of outer edge of Low Street*

## Carlton 1B: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Open arable fields with several mature trees/hedgerows</li> <li>Close visual and special relationship with settlement edge, powerlines and railway</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>Main road and PROW from settlement edge outwards</li> <li>Very accessible</li> <li>Only one PROW and does not connect to wider network</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Some noise from main road to the eastern boundary of this area</li> <li>Fairly remote</li> </ul>	2
<b>Landscape quality score</b>		<b>6</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>Mixed settlement edge very visible with some hedges and trees softening a hard line.</li> <li>Settlement edge irregular with fingers of undeveloped land going towards settlement centre</li> <li>Rooftops of housing, churches, school and cemetery</li> <li>Mature trees within the settlement improve view of edge</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Mixed edge</li> <li>Bungalows and houses shielded in part by mature trees</li> </ul>	1
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Views along main road reveals school and school car park</li> <li>Distinctive church spire visible only when reach settlement edge</li> <li>Bungalows and houses shielded in part by mature trees</li> </ul>	2
<b>Visual landscape quality score</b>		<b>6</b>
<b>Total</b>		<b>12</b>

## Carlton 1B: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Modest development may be mitigated by retention of existing copses, hedgerows ditches and trees and the planting and maintenance of new hedgerows and trees of similar species mix.</li> <li>• Building materials are predominantly red brick with red or grey tile roofs but 1970s developments lack cohesive identity in this area - original landmark buildings in stone</li> <li>• Reduce the impact of hard settlement edge new development by avoiding more than two storey development and retain of key views of church spire and Carlton Towers from approach roads</li> <li>• Measures to avoid development worsening flood risk would be required</li> </ul>	
<b>Conclusion</b>	<p><b>High sensitivity to development</b> due to quality of trees and hedges and watercourses in the approach to the settlement, the visibility and distinctiveness of that approach and the good level of access</p> <ul style="list-style-type: none"> <li>• Development along the edge of Carlton could be contained behind existing screens of hedgerows and should be further screened by planting of similar hedgerows and trees on the outer edge of the development boundary.</li> <li>• Partial Flood Risk Zone 1 and 3</li> <li>• The site lies within the impact risk zone of the Eskamhorn Meadows SSSI</li> </ul>	<b>12</b>
<b>NOTES</b>	<p>Groundwater Source Protection zone 3.            Surface water nitrate vulnerable zone            SINC around pond to the south of Carlton park            Traditional Orchard on West side of village            SHLAA sites within and outside the existing designated settlement edge            Planning applications pending for within the settlement edge</p>	

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## Carlton 1C: Settlement Setting Assessment Area:

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The land to the north east of the settlement is medium scale, gently sloping, rectilinear, agricultural land leading out from a hard settlement edge. The area lies in the Camblesforth Lowlands. Road access to the perimeter of the space is along Mill Lane which leads out east of the settlement. Field boundaries are varied, some open, some with hedges and along the settlement edge some fenced. The area is adjacent to a school and its

grounds which lying outside the designated settlement edge is included in the assessment.



*View from far corner of first field from north east corner of Carlton*



*View of school from land north of Mill Lane*



*View to North of Settlement from Mill Lane corner of first field*



*View of school from land north of Mill Lane*

## Carlton 1C: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Very large, arable rectangular fields next to school grounds outside the designated village edge</li> <li>• PRow and other access to perimeter of area leading out in to the wider landscape</li> <li>• Views over rooftops to church spire and Carlton Towers</li> <li>• School grounds, amenity grassland</li> </ul>	1
Public accessibility	<ul style="list-style-type: none"> <li>• PRow and other access to perimeter of area leading out in to the wider landscape</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Arable land that is peaceful but affected by the school at times and potentially adjacent business and the roads.</li> <li>• It is not remote</li> </ul>	1
<b>Landscape quality score</b>		<b>4</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• Settlement edge is hidden by existing development from the main road.</li> <li>• It is reasonably prominent from a PRow approaching the village where the sparse hedges a few trees and fences of the back boundary only partially soften the housing line.</li> <li>• The site is briefly prominent from a short section of Mill Lane just before entering the built up area</li> <li>• Service access gateway for historic estate mostly shielded from the area by mature trees</li> </ul>	2
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Sparse hedges a few trees and fences of the back boundary of the housing only partially soften the housing line.</li> <li>• Open boundary with road.</li> <li>• Broadacres Garth opens directly from housing area to the assessed area - currently fenced off</li> </ul>	1
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Views of church spire and Carlton Towers rooftop and tower over rooftops of village</li> <li>• Views across to part of Carlton Towers Estate and in particular groups of trees on its edge</li> </ul>	2
<b>Visual landscape quality score</b>		<b>5</b>
<b>Total</b>		<b>9</b>

## Carlton 1C: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• The mitigation measures required for successful development within this SS unit is to restore the edge of this settlement</li> <li>• <b>Outer development edge:</b> Provide a vegetated buffer around the development allowing some visibility of the built development edge particularly of Carlton Towers.</li> <li>• Avoid development more than two storeys on outer edge</li> <li>• <u>Small woodland copses</u> should be designed as a feature within the development especially to compliment the adjacent historic parkland landscape and also located on the development edge creating a link to the wider landscape character as well as providing screening and integration of the built form</li> <li>• <u>Existing Footpaths:</u> Protect existing PRoW and ensure non designated rights of way or other permissive paths are protected and included in any development</li> </ul>	
<b>Conclusion</b>	<p><b>Medium sensitivity to development</b> due to the proximity of the Carlton Towers Estate, and the accessibility of footpaths in the area. The site could develop from an existing housing area from which there is already road access which would allow for greater visual continuity with the settlement. Existing boundaries are only moderately developed with vegetation. The site's sensitivity to development can be mitigated by a range of measures especially by planting of groups of trees, hedgerows and protection of existing pedestrian routes.</p> <p>The area becomes highly sensitive away from the settlement edge once the extent is no longer contained by the ribbon development on Mill Lane</p>	<b>9</b>
<b>NOTES</b>	No SHLAA site	

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## Carlton 2A: Settlement Setting Assessment Area:

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This area comprises the area to the south of the village to the west of the A1041 (High Street). The area is flat, large scale, arable farmland with a belts of trees and drains and against the settlement edge a cricket pitch and the fish pond to the Historic Garden of Carlton Towers. This area is a sub unit of the LCA: River Aire Corridor characterized by semi enclosed farmland with belts of semi enclosed or lightly wooded landscape with

frequent hedgerow trees and small woodlands.



*View from Hirst Road*



*View from approach to Carlton High Street - cricket pitch to east*

## Carlton 2A: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Open flat arable land with some semi enclosed fields and features with belts of semi enclosed or lightly wooded landscape</li> <li>• Fish pond (a SINC) to Historic Garden of Carlton Towers (listed building) surrounded by wooded landscape</li> <li>• Attractive Cricket pitch at side of A1041 for Carlton Town Cricket Club fully visible from the road</li> <li>• Drains lead through the landscape along field boundaries to join the River Aire just below the assessment area</li> <li>• Consistent with wider landscape but with extra merit with the historic and amenity features</li> </ul>	3
Public accessibility	<ul style="list-style-type: none"> <li>• Accessible along roadside with regular use of Hirst Road to access countryside and a footpath to the pond</li> <li>• Trans Pennine Trail and National Cycle Network follow Hirst Road and High Street</li> <li>• No access in to arable landscape</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Noise disturbance on road but peaceful on footpaths</li> </ul>	2
<b>Landscape quality score</b>		<b>7</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• A1041 entering from the South: View of settlement edge restricted to belt of mature parkland trees behind the cricket pitch with small pavilion</li> <li>• Hirst Road entering the village from the southwest: Clear views of houses and some agricultural buildings mostly with some framing and softening of views with trees and hedgerows and a view of the top of Carlton Towers</li> <li>• Fish Pond and footpath: View of settlement largely hidden by trees and vegetation</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Large flat arable fields lie adjacent to some of the settlement edge against back garden boundaries mainly ornamental hedges and fencing of detached bungalows.</li> <li>• Historic pond with mature small woodland area against settlement edge</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Very distinctive views over open flat arable land of Carlton Towers and the belt of mature woodland in front of it</li> <li>• Attractive distinctive view of the cricket pitch with mature trees behind as enter the village</li> <li>• Localised very attractive view of the historic pond set in woodland</li> </ul>	3
<b>Visual landscape quality score</b>		<b>8</b>
<b>Total</b>		<b>15</b>



## Carlton 2A: Settlement Setting Assessment Area:

Scope for mitigation		
	<p><u>Entrance /Gateway to settlement</u>: This area is a very distinctive attractive gateway zone to Carlton which if developed could not be mitigated reasonably to reduce harm to that feature. Area to be actively monitored and managed for ecological diversity (SINC)</p> <p><u>Arable land between bungalows and drain</u>: Create new native hedgerow buffer on outer development edge to reduce views of settlement edge from wider countryside.</p> <p><b>Outer development edge:</b></p> <ul style="list-style-type: none"> <li>• Native or traditional historic parkland trees and hedgerows of value should be protected, enhanced and maintained within any development proposals</li> <li>• <u>Small woodland copses</u> should be designed as a feature within the development and also located on the development edge creating a link to the wider landscape character as well as providing screening and integration of the built form</li> <li>• <u>Existing Footpaths</u>: Protect existing PRow and allow space on either side to enhance and conserve landscape character</li> <li>• <u>New Footpaths</u>: Provide new paths to create circular walks within development and links to other existing footpaths and the wider adjacent countryside</li> </ul>	
<b>Conclusion</b>	<p><b>Important to Protect and /or enhance</b> with area of high quality landscape character including picturesque cricket pitch, historic fish pond ( a SINC) and attractive parkland and woodland belt all visible from main routes in to Carlton and offering a significant amenity to the area.</p> <p>One storey properties on the visible settlement edge away from the historic features may benefit from further enhancement of more naturalistic settlement edge planting or native hedges but otherwise sit reasonably within the landscape.</p>	<b>15</b>
<b>NOTES</b>	<p>Carlton Towers and Parkland are designated as a Historic park and Garden Fish Ponds a SINC (Site of Importance for Nature Conservation) Trans Pennine Trail and national cycle network 62 use High Street and Hirst Road</p>	

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## Carlton 2B: Settlement Setting Assessment Area:

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This area comprises a large area to the south east of the village to the east of the A1041 (High Street) and to the south of Mill Lane. The area is the privately owned Historic Garden of Carlton Towers and its parkland surround. This area is a sub unit of the LCA: River Aire Corridor characterized by varied character combining flat open farmland and semi-enclosed, arable farmland and small areas of flat, wooded farmland with historic parkland and country mansions. Access is very limited to the area other than for events. The area is heavily protected by historical and

environmental designations presuming against development. The parkland has extensive deciduous woodland belts particularly to the boundaries. The topography rises towards the house such that its roof is visible over these mature woodland belts. The majority of the parkland is managed grassland. The tree planting is varied in age but includes very mature specimens. The main entrance to the estate is visible off High Street with stone pillars and railings and there is a service entrance at the north off Mill Lane.



*View from A1041 looking north towards Carlton and Carlton Towers*



*View from A1041 at edge of parkland landscape*

## Carlton 2B: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Private parkland and designated Historic Garden around Carlton Towers</li> <li>• Fish pond (a SINC) to Historic Garden of Carlton Towers (listed building) surrounded by wooded landscape</li> <li>• Drains lead through the landscape along field boundaries to join the River Aire just below the assessment area</li> <li>• Consistent with wider landscape but with extra merit with the historic and amenity features</li> </ul>	3
Public accessibility	<ul style="list-style-type: none"> <li>• No access in to arable landscape or parkland - no PRoW</li> <li>• Amenity for private events of a frequent and varied nature</li> <li>• Promotes itself as a resource for school and college visits</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Noise disturbance on road</li> </ul>	2
<b>Landscape quality score</b>		<b>6</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• A1041 entering from the South: View of settlement edge restricted to belt of mature parkland trees with towers and rooftop of Carlton Towers visible above</li> <li>• Mill Lane: Views restricted by mature woodland and hedges</li> <li>• Fish Pond: View of settlement largely hidden by trees and vegetation</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Parkland/ settlement boundary mainly hidden behind properties and woodland on High Street</li> <li>• Historic pond with mature small woodland area against settlement edge</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Very distinctive views over open flat arable land of Carlton Towers and the belt of mature woodland in front of it</li> </ul>	3
<b>Visual landscape quality score</b>		<b>8</b>
<b>Total</b>		<b>14</b>

## Carlton 2B: Settlement Setting Assessment Area:

Scope for mitigation		
	<p><b>No mitigation possible that would reasonably reduce harm to this amenity.</b></p> <p>Wetland area and surrounds: area to be actively monitored and managed for ecological diversity (SINC)</p>	
<p><b>Conclusion</b></p>	<p><b>Important to Protect -</b>  <u>Carlton Towers, its Parkland and gardens</u> - an area of high quality landscape character with private parkland and designated Historic Garden historic fish pond ( a SINC) and extensive woodland belt around Carlton Towers all visible from main routes in to Carlton and offering a highly significant visual and cultural amenity to the area.</p> <p><u>Entrance /Gateway to settlement</u>: a distinctive historic attractive gateway zone to Carlton which represent a major amenity to the area and beyond.</p> <p><u>Towers of Carlton Towers</u>: a significant local landmark with high amenity value to the area – views of which to be maintained</p> <p><u>Arable farmland</u> to south between historic parkland and edge of assessed area: area represents an important setting for the historic park in the landscape the boundary of which is sinuous in response to the watercourse and housing development would seriously change the character of this historically important parkland edge.</p>	<p><b>14</b></p>
<p><b>NOTES</b></p>	<p>Carlton Towers and Parkland are designated as a Historic park and Garden Fish Ponds a SINC (Site of Importance for Nature Conservation)            Trans Pennine Trail and national cycle network 62 use High Street and Hirst Road</p>	

## 12.6 DESIGNATED SERVICE VILLAGE: Cawood

### 12.6.1 Village Context

Cawood lies about 4 miles north of Selby. It is one of the oldest settlements in the district and is situated on the west bank of the River Ouse about one mile from the confluence of the River Wharfe and at the crossroads of the B1222 Selby to Towton Road and the B1223 Sherburn to York Road. The bridge at Cawood is the only major river crossing point between the bridges at Selby and York.

### 12.6.2 Village Description

The settlement falls between two landscape character areas as defined by the Landscape Assessment of Selby District (1999), the Wharfe-Ouse River Corridor Landscape Character Area characterised by flat, open, heavily drained farmland and high grassy flood embankments with strategically sited historic villages (1A - 1D) and the West Selby Plain Landscape Character Area which has a rural fringe farmland character and flat, open, low lying farmland with arable crops intensively cultivated in large or very large rectilinear fields with few trees or hedgerows (2A and 2B). In Cawood the southern area also has some lightly wooded localities with frequent hedgerow trees. Generally dikes or ditches often form field boundaries, with a general absence of hedgerows. Roads frequently are open one side and have a hedge to the other.

Almost all the land surrounding Cawood is in the functional floodplain (flood zone 3b) except for areas to the south east of the village. Almost all the village lies in high risk Flood Zone 3a.

There is an extensive PRow network leading in most directions out of the village and along both sides of the river. There are some circular routes. There is a well developed recreation ground on the south settlement edge. The village enjoys some tourism and a caravan and campsite is located around large ponds north west of the village.

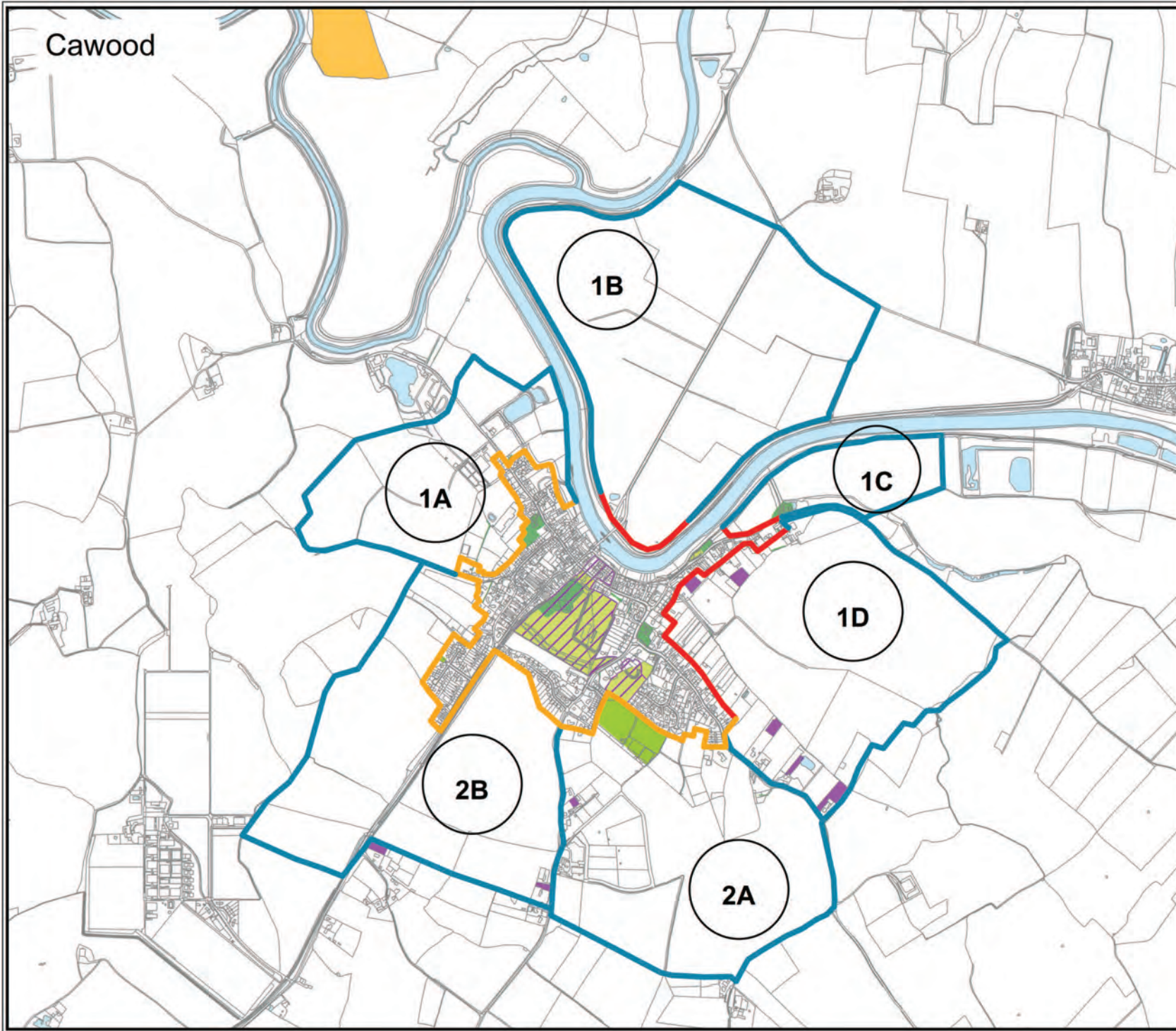
Cawood is built around Cawood Castle and Castel Garth Scheduled Monument, residence of the medieval Archbishops of York and including an associated enclosure containing gardens, five fishponds and a quarry pit. The historic site includes two SINCS. One further SINC is found on the flood bank north of the settlement.

The village has an unusual fairly compact square layout of settlement development with extra development around each of the four main roads out of the settlement. The village has an extensive Conservation Area and 30 Listed Buildings in the centre and to the south of the River Ouse as well as a Village Design Statement.

Traditional buildings are varied in form and size but mainly constructed of handmade dark brown/red rough faced brick with some render and roofs of mainly pan tiles and some grey slate tiles.

RESULTS OF SETTLEMENT SETTING ASSESSMENT				
Settlement Setting Area	Settlement Fringe Quality	Impact of Settlement extensions	Total Assessment Score	Sensitivity to Development
1A	5	5	10	Medium
1B	6	8	14	High
1C	7	9	16	High
1D	5	7	12	High
2A	6	5	11	Medium
2B	4	6	10	Medium

Cawood

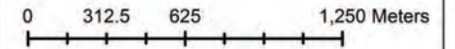


**Legend**

**Settlement Setting Assessment Areas**

**Type**

-  Important to protect from development
-  Moderate importance to protect from development
-  Least important to protect for development
-  Settlement Assessment Edge
-  Scheduled Monument
-  Historic Parks & Gardens
-  Local Amenity Spaces (Inc. Village Greens, Allotments & Church Yards)
-  Recreation Open Spaces (Inc. Sports Pitches & Playing Fields)
-  Traditional Orchards
-  SSSIs



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Do not scale from this plan



## Cawood 1A: Settlement Setting Assessment Area:

Land to the west of the village and the B1222. The B1223 runs north west through the area with some outlying developments including a campsite and fisheries on the road beyond the settlement boundary. It is part of the LCA: The Wharfe Ouse Corridor and typical in that it is open heavily drained arable farmland with occasional mixed farmland. It includes wide open mainly large flat arable farmland with a few belts of trees and hedges

near to the village and around development beyond the settlement edge. The assessed area includes the flood defence on the west bank of the River Ouse.



*View to Cawood NW approach B1223 – on L Fishing Ponds*



*View to Cawood to S end of Cawood*



*View on Fostergate towards north of village*



*View at footpath junction on route between Cawood and Fostergate Lane*

## Cawood 1A: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Grass covered river flood bank to north of area</li> <li>Flat large scale arable farmland with smaller fields with more trees and hedgerows nearer the settlement edge</li> <li>Entrance to Cawood with fisheries, campsite, paddock and occasional farm buildings</li> <li>2 roads (one very minor) lead away from the main settlement edge</li> <li>Buildings on or near edge mixed - some conservation area properties some recent but built to be broadly visually in keeping with heritage properties others rendered, all one or two storey except for a few agricultural barns</li> </ul>	1
Public accessibility	<ul style="list-style-type: none"> <li>Multiple footpaths into the wider landscape and some circular walks from very short along the floodbank to large scale including Wolsey Walk endorsed by NYCC. Several starting points along settlement fringe</li> </ul>	3
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Some feeling of remoteness and tranquillity as rural feel and some interruption from road and amenity uses</li> </ul>	1
<b>Landscape quality score</b>		<b>5</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>Settlement buildings mainly not visually prominent due to prominent belts of trees and hedges in parts of the landscape near to the settlement</li> <li>Some properties visible from the wider landscape</li> </ul>	1
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Mix of brick walls and fences and many unmaintained hedgerows</li> <li>Mature trees within gardens at sides of road, especially nearer the settlement edge and some groups and informal avenues along boundaries, few trees in wider landscape</li> <li>Settlement edge mixed - some conservation area properties some recent but built to be broadly visually in keeping with heritage properties, others rendered, all one or two storey</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Some distinctive features</li> <li>Very mature trees</li> </ul>	2
<b>Visual landscape quality score</b>		<b>5</b>
<b>Total</b>		<b>10</b>



## Cawood 1A: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• The more mature trees and hedgerows in this area are important to the setting of Cawood especially in relation to the campsite area. Any development should seek to recreate a native hedgerow and tree buffer on outer development edge to reduce views of settlement edge from wider countryside.</li> <li>• Protect Indented irregular settlement edge character from infill development, which allows views out to adjacent open countryside which will conserve rural character of settlement</li> <li>• <b>Outer development edge:</b> Provide a vegetated buffer allowing some visibility of the built development edge.</li> <li>• Avoid development more than two storeys on outer edge</li> <li>• <b>Existing and new landscape features :</b> Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals, in particular the mature trees near the settlement edge</li> <li>• Maintain separation of village to campsite</li> <li>• <u>Existing Footpaths:</u> Protect existing PRoWs and allow space on either side to enhance and conserve landscape character</li> </ul>	
<b>Conclusion</b>	<p><b>Area Moderate to Protect from development</b> due to relatively high amenity use of landscape with campsite, fishing as well as PRoW and the visual amenity of the existing soft edge to settlement edge with significant belts of hedges and trees visible over large flat arable fields. The NYCC Historic Landscape Characterisation considers that the strip fields are medieval in date and are still in part legible.</p> <p>Long views towards settlement from some roads and extensive PRoW system increase sensitivity.</p> <p>In visual and amenity terms some development may be possible where new development would mask less high quality buildings or where development would be hidden by existing hedges and trees. The proposed SHLAA site could be contained within existing vegetation with some further planting of trees and hedges recommended.</p>	<b>11</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Note presumption against development as area is within floodplain</li> <li>• Parts of adjacent settlement in conservation area</li> <li>• Area includes flood bank to River Ouse</li> <li>• One SHLAA site to side of main road B1223 in area of market gardening enterprise with some significant hedgerows and mature trees on boundary of site and adjacent cemetery. Site just continuous with short existing ribbon development. (see photograph)</li> </ul>	

## Cawood 1B: Settlement Setting Assessment Area:

This area is part of the Kelfield Ings which lie between the River Ouse at Cawood and the road leading to Kelfield to the east. This area is a sub unit of the LCA: Wharfe Ouse Corridor characterised by an open, heavily drained, arable farmland with river engineering features. A grass covered flood embankment runs along the south side of the area. One main road the B1222 runs through the centre of this area part with a significant hedge



*View from Kelfield Ings towards north side of Cawood*

to one side. At the river a grade II listed swing bridge takes the road over the River Ouse to link this area to Cawood. The fields are flat, large and largely rectilinear with ditches between fields. Trees are limited to the river bank and around a small group of buildings by the bridge.



*View of side track to properties by swing bridge towards river*



*View from B1222 view East across river to Cawood Parish Church of All Saint's*



*View to Cawood from swing bridge on B1222*

## Cawood 1B: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Wide open flat arable farmland and river edge with grassy flood bank to perimeter separating river from area along southern side</li> <li>• Very large field patterns with ditches or dikes between and very few shrubs, trees and hedges</li> <li>• Beyond flood bank riverside well covered with scrub and some significant mature riverside trees</li> <li>• Separated from main village by river except at bridge</li> <li>• View of conservation area of village including church and interesting local feature of swing bridge and its associated buildings</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>• Footpath along river bank but links to Kelfield, Stillingfleet and Riccall</li> <li>• Footpath links through to Tran Pennine Trail via Riccall</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Feeling of remoteness and tranquillity as rural feel</li> <li>• Some interruption from road</li> </ul>	2
<b>Landscape quality score</b>		<b>6</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• Dramatically clear views across this area to the flood embankment covered by managed grass and behind that views to top of trees and shrubs that grow from the banks of the River Ouse</li> <li>• Village mostly hidden from view by flood embankment and vegetation on both river banks</li> <li>• Church prominent seen in large gap between trees on river banks</li> <li>• Views of river and settlement from footpath associated with flood embankment</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Very clear and attractive boundary between open countryside and the village due to the River Ouse with vegetated narrow banks and large grassy flood embankments both sides</li> <li>• Conservation area of village all along this boundary on other side of river and embankment</li> <li>• Distinctive white railings of swing bridge and distinctive property associated to swing bridge</li> <li>• Area liable to flooding</li> </ul>	3
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Distinctive church with tower on river bank very visible and part of historic core to village</li> <li>• Distinctive view of the grade II listed white swing bridge</li> <li>• Distinctive very long views across the flat arable landscape looking out from the area with wooded area visible on the horizon</li> </ul>	2
<b>Visual landscape quality score</b>		<b>8</b>
<b>Total</b>		<b>14</b>

## Cawood 1B: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Significant development would change the nature of this area and could not be fully mitigated and its loss would affect the amenity of anyone approaching the village on foot or by road</li> <li>• Maintain character of no significant visible development - pure arable land.</li> <li>• Entrance/gateway to settlement: Enhance and maintain this clear gateway to settlement</li> <li>• <u>Maintained views</u>: Protect views of church across the wide landscape</li> <li>• Protect open setting of landscape and line of the river</li> <li>• <u>Existing Footpaths</u>: Protect existing PRoW and allow space on either side to enhance and conserve landscape character</li> </ul>	
<b>Conclusion</b>	<p><b>Area important to protect from development</b> due to</p> <ul style="list-style-type: none"> <li>• good amenity value of landscape due to the well linked PRoWs and the high quality gateway in to this historic village with multiple heritage designations</li> <li>• visual amenity of the existing river bank landscape with significant belts of hedges and trees visible over dramatic large flat arable fields</li> <li>• Visual amenity of long views in and out of area from main road</li> </ul>	<b>14</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Note presumption against development as area is within floodplain</li> <li>• All of adjacent settlement in conservation area</li> <li>• Area includes flood bank to River Ouse</li> <li>• No SHLAA</li> </ul>	

## Cawood 1C: Settlement Setting Assessment Area:

Land falling between the River Ouse and its flood embankment and part of the conservation area of the town including many listed buildings. Arable fields run up to the first part of the settlement edge followed by managed attractive amenity grass with historical use leading up to the floodbank. Church End is a narrow road that runs in to the village through this area along which are many of the listed buildings on the right many set back

from the road with a maintained grass verge. On the left is followed by the grade I All Saints Parish Church and its church yard.



*View along the flood bank looking south west*



*View along path towards settlement edge - Goole Bank Farm*



*View along the floodbank towards settlement*



*View of Cawood Parish Church of All Saints and its surrounds*

## Cawood 1C: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Inner area high value visual amenity with listed buildings mainly of hand made brick and mature trees, managed verges, cemetery, Cawood Parish Church of All Saints and amenity grassland areas.</li> <li>• Outer part of area loosely wedge shaped arable field without hedges</li> <li>• Distinctive part of village with listed church with tower visible from surrounding countryside</li> <li>• Designated Conservation Area with multiple listed buildings on the settlement edge</li> <li>• Pond along line of small tributary to main river</li> </ul>	3
Public accessibility	<ul style="list-style-type: none"> <li>• PROW along river and to one edge of study area out to wider network</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Some interruption from road</li> <li>• Large areas very peaceful away from main road</li> <li>• Rural feeling</li> </ul>	2
<b>Landscape quality score</b>		<b>7</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• View from approach from the east of mature trees hedges and limited views of listed buildings</li> <li>• Church can be seen on the settlement fringe from across river</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Well maintained walls hedges some fences to the front of conservation are with mature trees and largely historic buildings on settlement edge.</li> <li>• Historic farms buildings and barn</li> <li>• Amenity land including verges and amenity grass gives setting to historic buildings</li> </ul>	3
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• View of church</li> <li>• Significant mature trees and listed housing and other buildings</li> </ul>	3
<b>Visual landscape quality score</b>		<b>9</b>
<b>Total</b>		<b>16</b>

## Cawood 1C: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>No scope for mitigation of this area due to its high historical value</li> </ul>	
<p><b>Conclusion</b></p>	<p><b>Area important to protect from development due to:</b></p> <ul style="list-style-type: none"> <li>Historical importance of conservation area with many listed buildings</li> <li>Visual landmark of parish church and its tower</li> <li>Good amenity value of landscape in terms of visual amenity of old settlement edge, mature trees, well maintained verges, public open space, PRoW and the high quality gateway in to this historic village</li> <li>Amenity of community events based around church and its grounds</li> <li>Important to maintain the visual link between the historical settlement edge and the river where they diverge</li> </ul>	<p><b>16</b></p>
<p><b>NOTES</b></p>	<ul style="list-style-type: none"> <li>Note presumption against development as area is within floodplain</li> <li>All of adjacent settlement in conservation area</li> <li>Area includes flood bank to River Ouse</li> <li>No SHLAA</li> </ul>	

DRAFT SDC LANDSCAPE ASSESSMENT

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## Cawood 1D: Settlement Setting Assessment Area:

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Land between Marsh Lane and Wistowgate B1223. It is part of the LCA: The Wharfe Ouse Corridor and typical in that it is open heavily drained arable farmland with occasional mixed farmland. It includes wide open mainly large flat arable farmland with a significant belt of trees and hedges across outer field boundary from village. The settlement setting boundary is in part next to the east side of the conservation area of the village with

many listed buildings of many periods. Houses extend beyond the existing settlement boundary along Wistowgate.



*Looking east from approx. 0.5km across arable fields to clear view of settlement edge*



*View towards SHLAA sites off Wistowgate B1223*



## Cawood 1D: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Wide open mainly large arable farmland with significant belt of trees and hedges across outer field boundary from village</li> <li>Farmland extend close in to the centre of the up to the conservation area with many listed properties of varied building type and age but mainly hand made brick 2 storey houses and farms .</li> <li>Minor managed water course runs along back of Wistowgate road and other ditches to field boundaries</li> <li>Houses and other small scale development off Wistowgate road with small scale fields, paddocks, ponds and large gardens at the back of properties many with trees and hedges to perimeter. Some gaps in line of development picked up as SHLAA sites.</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>PRoW leads out of village across field</li> <li>PRoW runs along perimeter of small scale field pattern close in to village with links in to village roads</li> <li>Castle Inn Pub within village has provided camping in back field</li> <li>Marsh lane very narrow and quiet and provides attractive route to Wistow</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Fairly remote and tranquil setting for village</li> <li>Some interruption from main road</li> </ul>	1
<b>Landscape quality score</b>		<b>5</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>Prominent Trees and hedges provide visual envelope around fields along and near the village settlement edge</li> <li>Buildings of settlement edge near centre largely obscured by hedges and trees</li> <li>Buildings within study area visible from road but mainly with good screening to back and sides</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Small scale fields used for grazing, gardens, paddocks, potential camp site and ponds run out from the houses and buildings on the settlement edge many without a boundary on the precise settlement edge line but most with outer hedge</li> <li>Some hedgerows, walls and fences many well maintained where boundary of settlement edge is defined as per map on site</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Out to arable landscape</li> <li>Settlement not distinctively different in long view from other local settlements</li> </ul>	2
<b>Visual landscape quality score</b>		<b>7</b>
<b>Total</b>		<b>12</b>

## Cawood 1D: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Modest development may be mitigated by retention and improvement of existing copses, hedgerows ditches and trees and the planting and maintenance of new hedgerows and trees of similar species mix.</li> <li>• Building style should complement the existing – old style brick 1 and 2 storey buildings as per village design statement.</li> <li>• Access for pedestrians could consider improving circular walks, signage.</li> <li>• Consultation has raised that there is scope for improvements to the amenity provision at the park</li> </ul>	
<p><b>Conclusion</b></p>	<ul style="list-style-type: none"> <li>• <b>Important to protect or enhance</b></li> <li>• Some specific areas where development may be able to take place in a non prominent manner fitting within the existing landscape structures and to similar styles as the built surround</li> <li>• Development in the wider landscape area would be undesirable and have an adverse affect on the quality of the settlement in that the dominance of the historic core is a major amenity and would be lessened especially in this flat landscape</li> <li>• Important to protect the conservation area and the setting of the listed buildings within that area - no development is considered suitable adjacent to the conservation area</li> <li>• The appeal to visitors and tourists needs to be considered in any development of this settlement</li> <li>• Existing hedgerows and trees of high importance to protect as part of any development</li> <li>• Extended built edge along Wistowgate has opportunities for development that if mitigated correctly will either not be visible or not be obtrusive in the wider landscape especially when compared to other areas around Cawood.</li> <li>• Sensitivity is increased by the potential for round walks both at the settlement edge and in the wider landscape area</li> </ul>	<p><b>12</b></p>
<p><b>NOTES</b></p>	<p>SHLAA sites in specific pockets of land between existing development outside the settlement edge            Most of the site is in the flood plain although the SHLAA sites are not            Adjacent conservation area and many listed buildings</p>	

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## Cawood 2A: Settlement Setting Assessment Area:

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Flat, medium scale, open landscape including market gardening, grazing and paddocks as well as more typical large, rectilinear, arable fields further away from the settlement. Some groups of trees along road sides and field edges. More than average well maintained hedges for the character type. Open drains on most field boundaries and adjacent to roads. This is a sub unit of the LCA: West Selby Plain: rural fringe characterized by extensive

area of flat, open, low lying farmland with arable crops intensively cultivated in large or very large fields. The boundaries are to the north: Cawood settlement edge, to the west: Broad Lane, to the east the B1223. Some ribbon development on the B1223. An area of amenity recreation ground has multiple sports facilities and pavilions and lies up against the settlement edge.



*View of settlement from Broad Lane*



*View of approach to settlement from B1223*

## Cawood 2A: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Large open rectangular arable fields, with pasture and paddocks nearer the settlement. Well maintained native hedgerows with some mature trees especially nearer the settlement nearer Broad Lane and individual mature trees in fields, remnants of previous hedgerows</li> <li>• Open drains</li> <li>• Recreation ground close to settlement edge with small buildings and typical managed amenity grassland</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>• Two PRoW link the settlement with public open space and out in to the wider landscape</li> <li>• The recreation ground provides public access in to the area and multiple activities</li> </ul>	2
Tranquillity and remoteness		2
<b>Landscape quality score</b>		<b>6</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• Very soft edge to settlement edge due to significant belts of hedges and trees some very mature on settlement edge and further in to the landscape near roads although road side often clear of vegetation on one side.</li> <li>• Arable land meets sparse ribbon development at B1223 with little or no buffer of vegetation in this area but still a partially hidden boundary due to screened buildings further away from the settlement edge</li> <li>• Some views of parts of settlement's roofs</li> <li>• Tree belt on settlement edge visible from the distance in the landscape but not clearly a settlement.</li> </ul>	2
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Many hedgerows and trees with some fencing and walls largely screened by further planting</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• View into settlement is not often distinct from the general landscape which includes agricultural buildings except for the density of this area of trees and hedges.</li> <li>• The amenity space offers some distinctiveness as a pedestrian on the PRoW</li> </ul>	1
<b>Visual landscape quality score</b>		<b>5</b>
<b>Total</b>		<b>11</b>

## Cawood 2A: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>This more vegetated belt of trees and shrubs is important to the setting of Cawood offering some definition to the edge of the settlement in this southern side. Any development should seek to recreate a native hedgerow and tree buffer on outer development edge to reduce views of settlement edge from wider countryside.</li> </ul> <p><b>Outer development edge:</b></p> <ul style="list-style-type: none"> <li><u>Small woodland copses</u> should be designed as a feature within the development and also located on the development edge creating a link to the wider landscape character as well as providing screening and integration of the built form</li> <li><u>Existing Footpaths</u>: Protect existing PRow and allow space on either side to enhance and conserve landscape character</li> </ul>	
<b>Conclusion</b>	<p><b>Area Moderate to Important</b> to Protect from development due to existing very soft edge to settlement edge due to significant belts of hedges and trees visible over large flat arable fields and some smaller pastures.</p> <p>Long views towards settlement from some roads and extensive PRow system increase the sensitivity of the settlement edge to development. Some small exceptions that may be considered for development where housing is sparse along B1223 and in fill may be possible especially if mitigation measures are taken in this area where the quality of the edge is not as great as for the rest of this assessment area.</p>	<b>11</b>
<b>NOTES</b>	<p>One SHLAA site Flood plain except for small area alongside B1223 (area of sparse ribbon development)</p>	

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## Cawood 2B: Settlement Setting Assessment Area:

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Flat, large scale, open landscape has rectilinear arable fields up to settlement edge, infrequent intermittent low hedgerows, occasional tree and open drains on most field boundaries and adjacent to roads. This is a sub unit of the LCA: West Selby Plain: rural fringe characterized by a flat landscape with large open arable fields. The boundaries are to the north:

Cawood settlement edge, to the east: and to the west the B1222 along which a designated river runs.



*View from B1222 approach to Cawood*



*View from Southern approach Broad Lane to Cawood*



*View from Southern approach Broad Lane to Cawood*

## Cawood 2B: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Flat, large scale open landscape with rectilinear arable fields up to settlement edge, infrequent intermittent low hedgerows, occasional tree, open drains.</li> <li>• Lanes flanked with ditches allowing open long views across adjacent countryside</li> <li>• Dominant settlement edge viewed across large flat arable fields of detached red brick housing estates with some softening with trees</li> <li>• This study area is consistent with the wider character of the landscape, and although the settlement is clear the proportions of its buildings are reasonably in keeping with the tradition of the village style and do not degrade the adjacent rural landscape character.</li> <li>• <b>Summary: commonplace</b></li> </ul>	2
Public accessibility		1
Tranquillity and remoteness		1
<b>Landscape quality score</b>		<b>4</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• Moderate prominence in the landscape with view of houses softened by tree planting on the approach to the areas</li> </ul>	2
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Edge clearly defined by development</li> <li>• Mix hedgerow, fence and walls</li> <li>• Trees and tree lined avenues</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Long views to settlement edge</li> <li>• Housing stock visible is fairly common place</li> <li>• Large conservation area and heavy mature trees</li> </ul>	2
<b>Visual landscape quality score</b>		<b>6</b>
<b>Total</b>		<b>10</b>

## Cawood 2B: Settlement Setting Assessment Area:

Scope for mitigation		
	<p>Consider the concepts in the Village Design Statement            This flat open landscape and hard existing settlement edge offers opportunities for future development to improve the transition from housing to open countryside.</p> <ul style="list-style-type: none"> <li>• <b>Outer development edge:</b> Create a new partially vegetated buffer on outer development edge to screen views of new settlement edge from wider countryside</li> <li>• Irregular settlement edge with housing units not forming a strict building line but juxta-positioned creating varied building line of frontage and gable ends – see Village Design Statement for some details</li> <li>• Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals</li> <li>• <u>Entrance/gateway to settlement:</u> Enhance and maintain a new gateway to settlement along Broad Lane</li> <li>• <u>Existing Footpaths:</u> Protect existing PRoW and allow space on either side to enhance and conserve landscape character</li> </ul>	
<b>Conclusion</b>	<p><b>Area of moderate importance</b> to protect from development due to open, though reasonably attractive, existing settlement edge visible over large flat arable fields and some smaller pastures. (note flood plain status)</p> <p>Long views towards settlement from some roads and extensive PRoW system increase the sensitivity of the settlement edge to development. Mitigation measures to increase the tree and hedge cover on the edge would be a priority if development was considered. The village design statement gives information especially on the best built form to fit with the existing village and sit in the landscape.</p>	<b>10</b>
<b>NOTES</b>	<p>No SHLAA            Flood plain            The only area of Cawood considered suitable for extension due to the historic importance according to DSV workshop July 2015.            Historic Landscape Characterisation - North end of this area an area of strip fields which is associated with Cawood and has significant legibility even with about 40% boundary loss. This area consists of medium sized irregular fields defined by s curved overgrown hedgerows and is medieval in date</p>	



## 12.7 DESIGNATED SERVICE VILLAGE: Church Fenton

### 12.7.1 Village Context

Church Fenton lies in the North West of the Selby District, 6 miles north west of Selby, 3 miles south east of Tadcaster and 2 miles south of the River Ouse. The village is 3 miles south of the A64 York ring road and has local road connections to adjacent villages. Neighbouring villages include Little Fenton to the South, Towton and Church Fenton Airbase to the North and Scarthingwell to the west all within a 2 mile radius of the settlement. Church Fenton has a railway station. The village comprises of two almost separate compact eastern and western settlements. The village is surrounded by mainly arable fields and some mature hedgerow and tree planting with some small woodland areas close to the settlement edge.

### 12.7.2 Village Description

In the Landscape Assessment of the Selby District (1999) the settlement falls within the Local Landscape Character area of the West Selby Plain. This is characterised by extensive, flat, open, low lying farmland with arable crops intensively cultivated in large fields with few hedgerows or trees, with some belts of semi enclosed fields and lightly wooded landscape character with frequent hedgerows and small woodlands. There are very sparse settlements with only a few isolated properties.

There are PRoW footpath networks predominantly to the south of the village creating popular circular routes around the two separate villages. The village services include a railway, shop, school and pubs.

It is a largely linear settlement with older properties along the main roads and several post war estates and some infill modern developments especially to the south west. The built form palette is historically handmade brick of dark brown or red some rendered, with red pan tiles and slate roofs. The properties are mainly two storey with some three storey more dominant

properties in the new extensions. The original properties are not a uniform style with varied roof pitches. The village boundaries are predominantly common place with mixed timber fence, hedges and trees but with some low brick and stone wall boundaries associated with the older properties.

There are four Grade II Listed Buildings and one Grade I Listed Building, The Church of St Mary the Virgin.

There is a Countryside Gap as designated in Selby District Council's Local Plan (SG1) within the central area of the village.

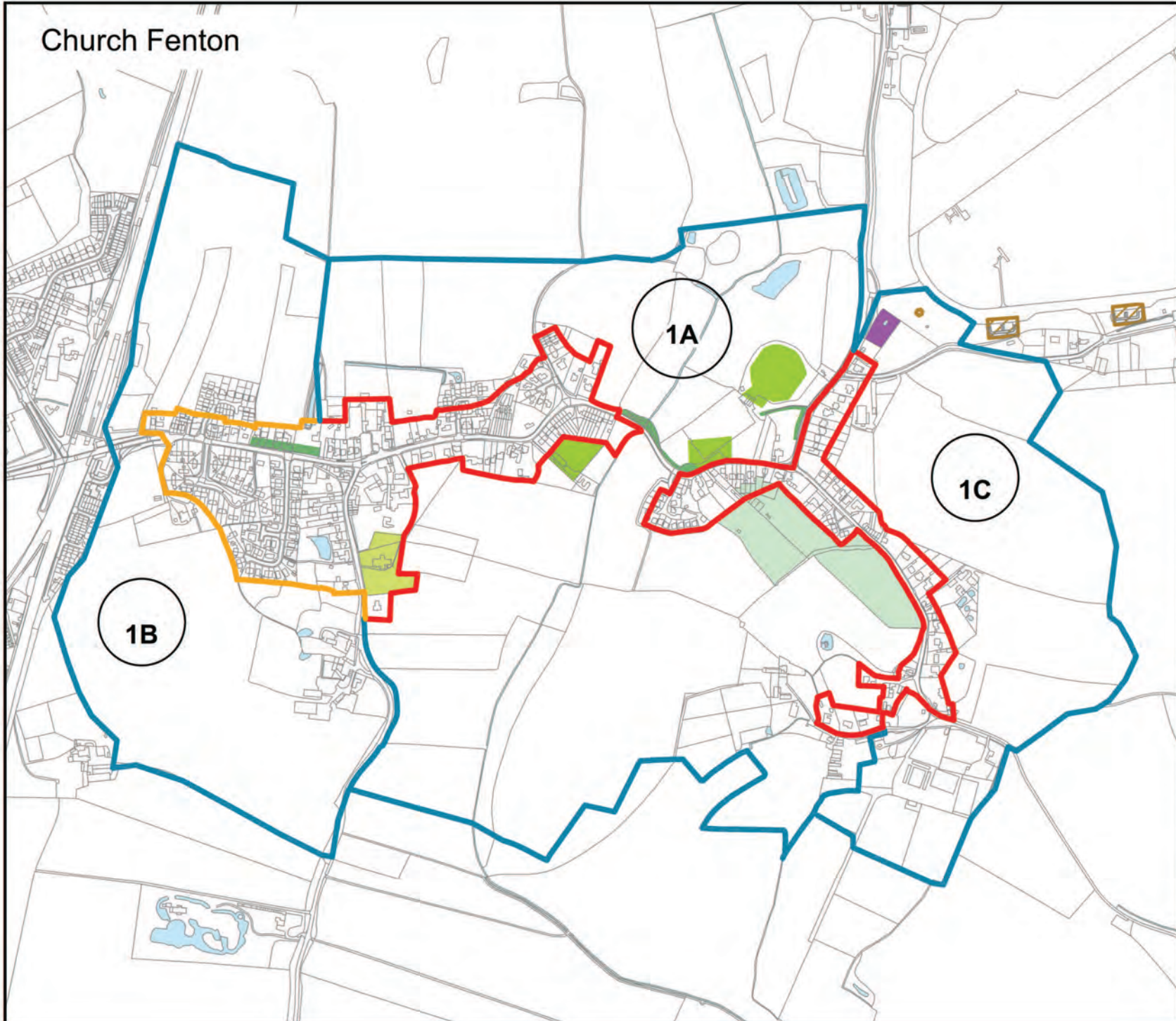
The land around the village is mainly at Flood Risk 1 with the only area at Flood Risk 2 or 3 being an area between the two parts of the village within the Countryside Gap.

There is a SINC (Site of Importance for Nature Conservation) south of Nanny Lane.

The West Yorkshire Green Belt lies to the West of the village beyond the train line.

RESULTS OF SETTLEMENT SETTING ASSESSMENT				
Settlement Setting Area	Settlement Fringe Quality	Impact of Settlement extensions	Total Assessment Score	Sensitivity to Development
<b>1A</b>	8	7	<b>15</b>	High
<b>1B</b>	4	4	<b>8</b>	Medium
<b>1C</b>	6	6	<b>12</b>	Medium

# Church Fenton

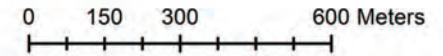


## Legend

### Settlement Setting Assessment Areas

#### Type

- Important to protect from development
- Moderate importance to protect from development
- Least important to protect for development
- Settlement Assessment Edge
- SINC
- Scheduled Monument
- Trans Penine Trail
- Local Amenity Spaces (Inc. Village Greens, Allotments & Church Yards)
- Recreation Open Spaces (Inc. Sports Pitches & Playing Fields)
- Traditional Orchards
- Tpo\_region



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## Church Fenton 1A: Settlement Setting Assessment Area:

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Open, predominantly irregular field patterns are in a wider landscape of primarily arable land with fragmented hedgerows and sporadic tree planting. Smaller enclosed fields are found on the settlement boundary with hedgerows and tree planting. There is a cricket ground and recreational area to the north east of the settlement. Carr Dike runs through the area. The green corridor from the north to south of the study area

forms the centre of the village providing footpath networks and blends the almost separate east and west settlements into the surroundings. It provides a distinctive character and recreational facility for the village. To the east this is marked by a bench enjoying the view out from the settlement edge. There is a very good and well used footpath network to the south. Distinctive views of the church are found along the southern edge.



*View to church from bench to the south east at Lockton Court*



*View North from bench at Lockton Court*



*View to church from footpath network to the south of the settlement*



*View to south east settlement edge from footpath network in the south*

## Church Fenton 1A: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Attractive</li> <li>• Open predominantly irregular fields patterns to the wider landscape, primarily arable land</li> <li>• Fragmented hedgerow and sporadic tree planting to the wider landscape</li> <li>• Smaller enclosed fields to the settlement boundary with hedgerows and tree planting</li> <li>• Moat at north western edge of the study area edge and cricket ground and recreational area to the north east of the settlement</li> <li>• Recreational ground and woodland to the north at the settlement edge</li> <li>• Dikes present to the north and southern sections of the study area</li> <li>• Open views to the soft edge of the settlement but only some roof tops visible.</li> <li>• The green corridor from the north and south of the study area characterise the centre of the village providing footpath networks and blend the almost separate east and west settlements into the surroundings and provide a distinctive character and recreational use to the village, this feature occurs centrally to the south and from the north and south to the east of the study area: to the east this is marked by a bench enjoying the view out from the settlement edge</li> <li>• There is a very good and well used footpath network to the south</li> <li>• Attractive views of the church along the southern edge</li> </ul>	3
Public accessibility	<ul style="list-style-type: none"> <li>• Very good access</li> <li>• Very good well used footpath network in the south of the study area by PRow network, though limited PRow to the immediate settlement edge to the north recreational access is improved from the cricket ground north</li> </ul>	3
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Peaceful, tranquil and remote rural setting</li> </ul>	2
<b>Landscape quality score</b>		<b>8</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• Moderate-High visual prominence</li> <li>• Views to the original village core and to the later developments are fairly visible and softened in the setting by vegetation, this is more prominent to the southern sector of the study area</li> </ul>	2
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Vegetated settlement edge with softened views of the settlement</li> <li>• View includes glimpses of the church in the south</li> <li>• Boundaries to the settlement edge are a mix of walls, fencing and hedgerows, the fairly hard boundary to the settlement but softened by the soft nature and use of the land adjacent to the settlement edge</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Highly distinctive</li> <li>• The distinctive view is of the settlement in the landscape with the north and south arable landscape providing a green corridor up to the settlement centre.</li> </ul>	3
<b>Visual quality score</b>		<b>7</b>
<b>Total</b>		<b>15</b>

## Church Fenton 1A: Settlement Setting Assessment Area:

Scope for mitigation		
	<p>All the general mitigation measures apply within this settlement setting assessment area.</p> <p>Should further development be considered, small scale developments would be better sited in smaller plots close to the settlement edge while retaining and enhancing to existing mature hedgerows and tree planting and maintaining the characteristic occasional glimpses into and out of the settlement.</p> <p>Consideration should be taken not to negatively effect existing views to and from the settlement edge.</p> <p>Existing properties along this edge enjoy views and access into the countryside and significantly to the church in the south, development along this edge should consider retaining the quality of the landscape which exists close to this settlement edge and improving the wider PRoW links particularly to the north with the potential of creating a circular route linking around the perimeter of the settlement.</p>	
<p><b>Conclusion</b></p>	<ul style="list-style-type: none"> <li>• <b>High sensitivity</b> due to the rural and distinctive setting creating well-used recreation with a green corridor also providing attractive views into and out of the settlement.</li> <li>• Listed buildings sited along the northern and southern sectors of the study area</li> <li>• Large scale development up to the boundary of Church Fenton and would be very visually intrusive to the existing distinctive view.</li> <li>• Small scale development if considered to the north and south edge of the study area may be contained behind new and/or existing screens of hedgerows and should be further screened by planting of similar hedgerows and trees on the outer edge of the development boundary.</li> <li>• The effect of any proposed development the land drainage must be checked</li> </ul>	<p><b>15</b></p>
<p><b>NOTES</b></p>	<ul style="list-style-type: none"> <li>• Four Grade II Listed buildings and one Grade I Listed building to the North and South of the settlement fringe</li> <li>• 6 SHLAA 2015 sites</li> <li>• Outline planning permission 24 dwellings</li> <li>• Outline planning permission 25 dwellings</li> <li>• Full planning permission 9 dwellings</li> <li>• SINC, south of Nanny Lane</li> <li>• Countryside Gap - Selby District Council Local Plan SG1</li> </ul>	

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## Church Fenton 1B: Settlement Setting Assessment Area:

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The landscape character is locally flat, low lying, arable farmland of large fields with few trees and hedgerows. Woodland and ponds to the south eastern edge of the study area. Some isolated outlying properties. A network of drains maintain the land.

The Railway runs North to South and forms the western edge of the study area.



*North-west view from Ash Lane*



*View westwards from Common Lane*

## Church Fenton 1B: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Flat open landscape, primarily arable farm land, smaller contained fields with some decent but fragmented hedgerows and trees closer to the village which soften the edge of the settlement.</li> <li>• Larger, open field patterns in the wider landscape with little or no hedgerow with occasional mature trees and a few farm settlements.</li> <li>• The village vehicle entrance along from Broad Land to Nanny Lane extends the village out into the wider landscape with a narrow development of larger mainly detached settlements retaining the soften characterful edges.</li> <li>• Woodland sections further soften and break up the views and add to the characterful interest.</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>• 1 PRow to the southern edge</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Some interruption</li> <li>• Bound to west edge by railway</li> <li>• Remote rural location enjoying long views over wider landscape</li> </ul>	1
<b>Landscape quality score</b>		<b>4</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• Hedgerows and feature trees break up the view of some lower building lines and soften the extension of the settlement.</li> <li>• New developments on the settlement edge consist of 3 storeys are more prominent on the landscape</li> <li>• Predominantly abrupt building line to this study area</li> </ul>	2
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Predominantly partial visible settlement edge</li> <li>• Arable farm land with hedgerows, trees and ditches</li> <li>• Settlement boundaries of predominantly timber close board fencing to new housing developments, other property boundaries vary with walls, fences and some hedgerows</li> </ul>	1
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Common place or few distinctive features</li> <li>• Attractive red tiled roofs and boundary small fields, hedgerows and boundary trees</li> <li>• Woodland plantations in the wider landscape hide the settlement from any view in car or by foot</li> </ul>	1
<b>Visual quality score</b>		<b>4</b>
<b>Total</b>		<b>8</b>

## Church Fenton 1B: Settlement Setting Assessment Area:

Scope for mitigation		
	<p>All the general mitigation measures apply within this settlement setting assessment area.</p> <p>Should further development be considered, developments would benefit from being sited close to the existing settlement edge while retaining existing and creating new tree and hedgerow planting. Retaining some of the rural character which extends to the settlement edge and maintains good visual and footpath links between village and wider landscape.</p> <p>New development should address the abrupt edge of existing new development to better integrate into the landscape and reflect how this positively characterises the settlement centre.</p> <p>Consideration should be taken not to negatively effect existing views to and from the settlement edge.</p> <p>Existing properties along this edge enjoy views and access into the countryside and significantly to the church in the south, development along this edge should consider retaining the quality of the landscape which exists close to this settlement edge and improving the wider PRoW links particularly to the north with the potential of creating a circular route linking around the perimeter of the settlement.</p>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• <b>Medium sensitivity to development</b> due to the rural setting providing attractive views into and out of the settlement.</li> <li>• Listed buildings sited along the northern and southern sectors of the study area</li> <li>• Large scale development would be very visually intrusive to the existing distinctive view, large scale development may be contained behind new and/or existing screens of hedgerows and should be further screened by planting of similar hedgerows and trees on the outer edge of the development boundary.</li> <li>• Small scale development may be contained behind new and/or existing screens of hedgerows and should be further screened by planting of similar hedgerows and trees on the outer edge of the development boundary.</li> <li>• The effect of any proposed development the land drainage must be checked</li> </ul>	<b>8</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Planning application for 3 dwellings</li> <li>• SHLAA 2015 1 Site</li> </ul>	



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## Church Fenton 1C: Settlement Setting Assessment Area:

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The landscape character is flat, low lying, arable farmland of large fields with few trees and hedgerows. Some isolated outlying properties. A network of drains maintains the land. The Railway runs North to South and forms the western edge of the study area.

This settlement edge is characterised by a concentration of farmsteads and larger detached properties forming the edge of the village from Broad Lane and along Hall Lane.



*View to settlement edge from allotment site on Brackenhill Lane*



*View from Broad Lane to farmsteads at the settlement edge*

## Church Fenton 1C: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Flat open landscape, primarily arable farm land, smaller contained fields with some decent but fragmented hedgerows and trees closer to the village which soften the edge of the settlement.</li> <li>Larger, open field patterns in the wider landscape with little or no hedgerow with occasional mature trees and a few farm settlements.</li> <li>Open views to the soft edge of the settlement but only some roof tops visible. The village vehicle entrance has the softened characterful edges.</li> <li>The wider landscape benefits from the Old Park plantation which gives a soft wider edge and connects with the village along the mature hedgerows lining the road.</li> <li>Close cluster of farms characterise this study area</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>Good footpath access close to the village in this area</li> <li>There are wider PRoW which are accessible and which connect through the village to the church and out to the wider landscape network.</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Remote rural location, mostly tranquil.</li> </ul>	2
<b>Landscape quality score</b>		<b>6</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>Hedgerows and feature trees break up the view of the building line and soften the extension of the settlement.</li> </ul>	2
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Arable farm land with hedgerows, trees and ditches.</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Attractive red tiled roofs and boundary small fields, hedgerows and boundary trees, and has woodland plantations in the wider landscape.</li> </ul>	2
<b>Visual quality score</b>		<b>6</b>
<b>Total</b>		<b>12</b>

## Church Fenton 1C: Settlement Setting Assessment Area:

Scope for mitigation		
	<p>All the general mitigation measures apply within this settlement setting assessment area.</p> <p>Should further development be considered, individual property developments would be better suited in scale to suite the ribbon development along this settlement edge. Retain and enhance existing mature hedgerows and tree planting and occassional glimpses into and out of the settlement.</p> <p>Consideration should be taken not to negatively effect existing views to and from the settlement edge.</p> <p>Existing properties along this edge enjoy views and access into the countryside, development along this edge should consider retaining the quality of the landscape which exists close to this settlement edge and improve the wider PRow links.</p>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• <b>High sensitivity to development</b> due to the distinctive rural setting providing attractive views into and out of the settlement.</li> <li>• Clusters of farm properties enhance rural charm</li> <li>• Significant well maintained hedgerows and matures trees soften settlement edge</li> <li>• Large scale development would be very visually intrusive to the existing distinctive view, large scale development may be contained behind new and/or existing screens of hedgerows and should be further screened by planting of similar hedgerows and trees on the outer edge of the development boundary.</li> <li>• Small scale development may be contained behind new and/or existing screens of hedgerows and should be further screened by planting of similar hedgerows and trees on the outer edge of the development boundary. The effect of any proposed development the land drainage must be checked</li> </ul>	<b>12</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• 1 SHLAA site relating to Ulleskelf lies to the north edge of the study area</li> </ul>	

## 12.8 DESIGNATED SERVICE VILLAGE: Eggborough and Whitely

### 12.8.1 Village Context

Eggborough lies six miles to the southwest of Selby, just to the north of the Aire and Calder Navigation with Junction 34 M62 to the south of the village. The A19 lies to the east side, the Selby Road passes through the middle of the village and the A645 cuts across the north side from east to west thus the village is split into quarters (unequal sized) with a large roundabout (towards the north end). The village retail hub is located here with pub, shops, take aways and garage. The village has a segmented shape strongly defined by the surrounding roads on the west side and a more fragmented layout on the east side. Whitely Bridge railway station is at the south end of the village.

The village is surrounded by mainly common place arable fields but with major communication routes including rail, canal, A roads and Motorway on the east and south sides with the adjacent huge Eggborough Power Station.

### 12.8.2 Village Description

The settlement falls within the Landscape Character area of the River Aire Corridor with a varied character combining flat, open/semi-enclosed arable farmland with small areas of flat wooded farmland. This contrasts with the strong influence of large scale industrial and infrastructure development, in particular power stations and the motorway on the river landscape.

The village and surrounding land is in Flood zone 1 (low risk) with small areas to the west and south in zone 2.

There are few PRoW from the village, a short path from north side links to a local road and one main path linking with Kellington to the west side.

There are no listed buildings and no areas of conservation or historic value.

The village buildings are predominantly residential with an area of retail around the A645 and Selby Road junction and an area of industrial buildings

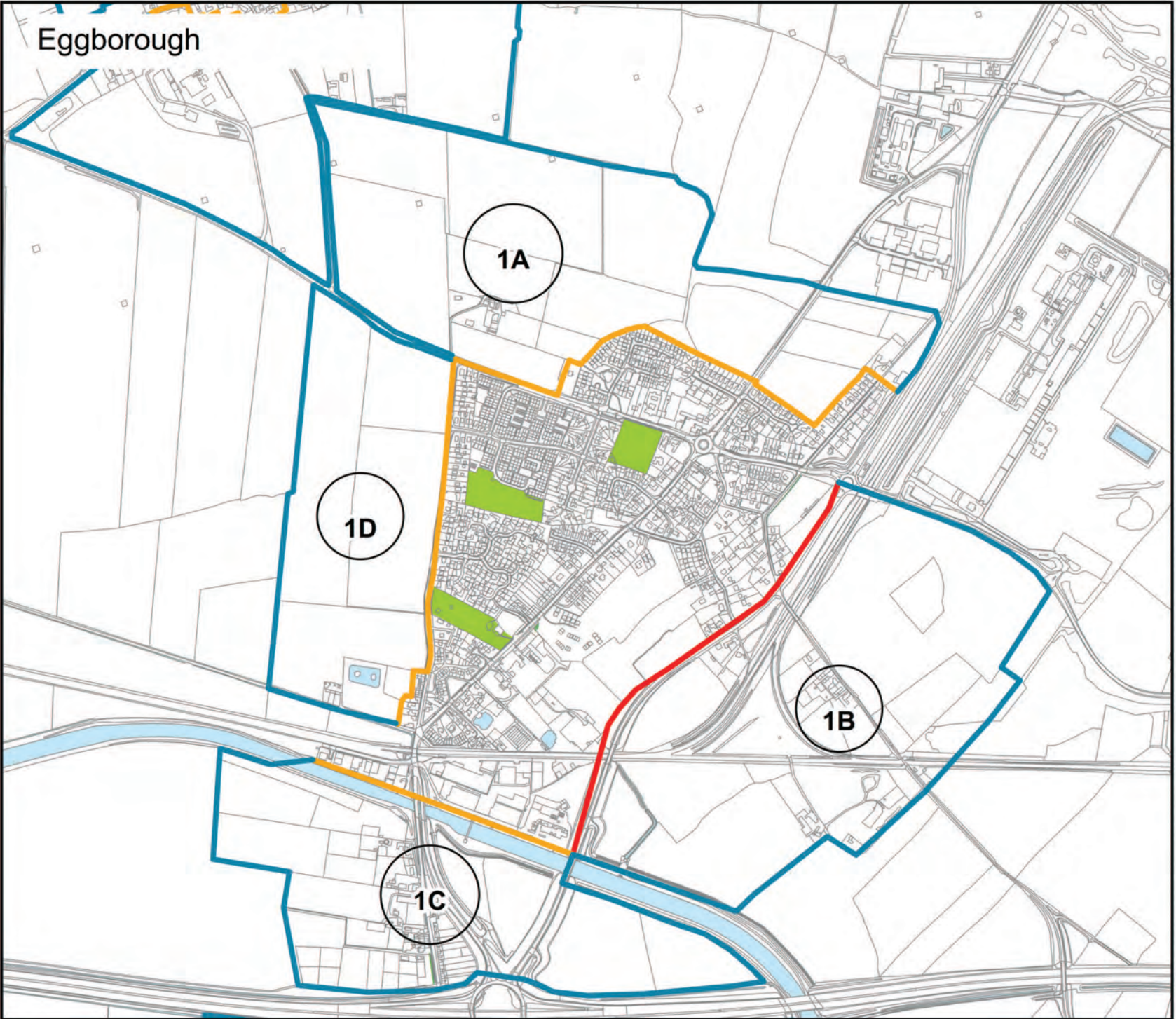
located on the south side between the railway line and the Aire Navigation. Thus approaching from the south the village is almost totally screened with the large Eggborough power station seen rising up above the village and dominating the sky line to the north east. The village properties are commonplace new post war housing, nearly all two storey or bungalows, the majority semi-detached with tiled pitched roofs, mix of brick types and colours and generally arranged in cul-de-sacs. There is no uniform built vernacular for the village. There are current housing development projects for an area of land between the Selby Road and A19 that will infill an existing area of rough grazing urban fringe land.

There are a relatively large number of open green spaces within the village, a cricket ground just to the south of the A645, informal recreation areas south of Westfield Grove and The Hamlet and smaller green spaces relating to housing layouts. There are no environmental designations affecting the village.

The village boundaries are predominantly common place with mixed timber fence, hedges and trees to all sides. The built form creates mainly straight roof line edges along the west and north sides, with a much more irregular line along the east side where there are more detached properties with larger gardens and an irregular layout.

RESULTS OF SETTLEMENT SETTING ASSESSMENT				
Settlement Setting Area	Settlement Fringe Quality	Impact of Settlement extensions	Total Assessment Score	Sensitivity to Development
1A	3	4	7	Medium
1B	7	6	13	High
1C	5	5	10	Medium
1D	3	4	7	Medium

# Eggborough

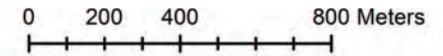


## Legend

### Settlement Setting Assessment Areas

#### Type

- Important to protect from development
- Moderate importance to protect from development
- Least important to protect for development
- Settlement Assessment Edge
- SINC
- Local Amenity Spaces (Inc. Village Greens, Allotments & Church Yards)
- Recreation Open Spaces (Inc. Sports Pitches & Playing Fields)
- Tpo\_region



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## Eggborough 1A: Settlement Setting Assessment Area:

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The land to the north of Eggborough is mainly flat, common place, managed, open arable land with large fields that follow a rectilinear pattern. Teasel Hall Farm borders the settlement edge and has smaller pasture fields with well-defined hedgerows along all boundaries that possibly relate to the original estate management. The land is separated from the

settlement edge by the A645 to the west side and borders the settlement edge directly on the east side. There are areas of land that have become overgrown with areas of invasive scrub. Large power pylons cross the north east corner of the land running from Eggborough Power Station.



*View south west from Selby Road*



*View south west from Selby Road*

## Eggborough 1A: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Large to medium sized arable open farmland</li> <li>• Smaller pasture fields relating to Teasel Hall Farm</li> <li>• Low to medium height hedges with occasional individual trees</li> </ul>	1
Public accessibility	<ul style="list-style-type: none"> <li>• Single PROW leads from Aspen Grove running north west to Uppercommon Lane but does not connect into a wider footpath network as there are no more PROW beyond this area.</li> <li>• Area is not well used as it is inaccessible</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Some noise interruption from main A645 road</li> <li>• Large power pylons cross landscape</li> </ul>	1
<b>Landscape quality score</b>		<b>3</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• The view of the settlement edge is not visually prominent on approach along Selby Road with views screened by road side hedge planting with the only views through gaps. Nearer the settlement the edge is partially screened by low hedge and occasional tree planting.</li> <li>• The view of the settlement edge is not visually prominent on approach along Broach Lane with views screened by road side hedge planting and edge only visible as a narrow band within the wider landscape.</li> <li>• Settlement edge is highly visible from the A645 with low front garden hedges</li> </ul>	1
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• The edge is a common place mix of wood fencing, hedges and occasional trees along the east side.</li> <li>• Bordering Teasel Hall there are mature boundary trees and large remnant hedgerows that provide better screening of the housing edge</li> <li>• Along the A645 there are common place front garden hedges</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Common place and few distinctive views over large hedgerows and through hedgerow gaps along main approach roads</li> <li>• Very limited views from the one PROW approaching the settlement with sequence of hedges around Teasal Hall Farm.</li> <li>• There distinctive views of the very large Eggborough Power Station looking north east away from the settlement</li> </ul>	1
<b>Visual landscape quality score</b>		<b>4</b>
<b>Total</b>		<b>7</b>

## Eggborough 1A: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Large scale development as indicated on the SHLAA plans to the north side of Eggborough would require a new vegetated buffer on outer development edge to screen views of new settlement edge from wider countryside.</li> <li>• Irregular settlement edge with housing units not forming a strict building line but juxta-positioned creating varied building line of frontage and gable ends to break up edge of settlement when viewed from wider landscape.</li> <li>• Avoid development more than two storeys</li> <li>• Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals, in particular hedge lines and trees</li> <li>• Small woodland copses should be designed as a feature within the development and also located on the development edge creating a link to the wider landscape character as well as providing screening and integration of the built form</li> <li>• Take into account the undulating landscape on the approach to Eggborough along the Selby Road to help integrate any development into the wider landscape</li> </ul>	
<p><b>Conclusion</b></p>	<ul style="list-style-type: none"> <li>• <b>Medium sensitivity to development</b> due to the commonplace arable /pasture land use with limited or no distinctive views of the settlement edge.</li> <li>• Wide open views to the surrounding countryside.</li> <li>• Large scale development would have very limited visual intrusion to the character of this landscape on the north side of Eggborough</li> </ul>	<p><b>7</b></p>
<p><b>NOTES</b></p>	<p>SHLAA sites to the north of Eggborough. Possible large scale development sites up to 500+ houses. Flood zone 1 covers majority of land to the north</p>	



## Eggborough 1B: Settlement Setting Assessment Area:

The land to the east of Eggborough (east side of A19) is mainly flat, managed arable and pasture land that has been dissected into isolated parcels of land by the A19 road, Eggborough Power Station railway lines and bordered by the Aire & Calder Navigation. The field pattern is thus very irregular and fields are bordered by mature hedge lines and mature trees. The land is separated from the settlement edge by the A19 to the

west side and by the railway lines. There are long linear vegetated areas relating to the railway line and either side of the A19. There is a small copse towards the north side.



*View north east from High Eggborough Lane towards Crow Wood*



*View northwards from M62*



*View north eastwards from A19 over Aire & Calder Navigation*



*View eastwards from A19*

## Eggborough 1B: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Mixed arable and pasture land with small and irregular field pattern</li> <li>Many mature hedgerows and trees</li> <li>Very enclosed and isolated rural feeling area</li> <li>Interrupted by noise from M62, railway and Power station</li> <li>Eggborough Power Station dominates landscape to the north side</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>PROW leads from Quarry Farm to routeway along Aire &amp; Calder Navigation onto Whitley Lock and across to Whitley. No PROW leading to Eggborough.</li> <li>Access via B road onto A19</li> <li>Areas bisected by railway line link to roads via own trackways.</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Very interesting rural setting with a feeling of a more traditional farmed landscape that due to surrounding infrastructure has not had the loss of intricate field patterns from field amalgamation.</li> <li>Remote feeling due to mature hedgerows and trees</li> <li>Poor links to local roads. Isolated farms</li> <li>Although adjacent (elevated) M62</li> </ul>	3
<b>Landscape quality score</b>		<b>7</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>Very limited views of the settlement edge from High Eggborough Lane due to the intervening vegetation along raised A19</li> <li>Views from approach roads screened by intervening mature vegetation</li> </ul>	1
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Edge of settlement area is defined by the A19 road. This road has mature and dense vegetation along either side thus almost no views of settlement edge.</li> <li>The built east edge of Eggborough is very irregular with a large open area of smaller paddock field located between the A19 and the Selby Road. This area is subject to planning permission for housing.</li> </ul>	3
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>There are almost no distinctive views into the settlement</li> <li>There are views of Eggborough Power Station to the north with clearer views from Weeland Road on the north side of this area.</li> </ul>	2
<b>Visual landscape quality score</b>		<b>6</b>
<b>Total</b>		<b>13</b>

## Eggborough 1B: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• There are no proposals in the SHLAA for development within this area</li> <li>• Any new development would need to be very small scale as per the renovated farm building along High Eggborough Lane and new individual bungalow. Any development over 5 units would not be recommended</li> <li>• Development in this area would be physically separated from the main village.</li> </ul>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• <b>High sensitivity to development</b> due to the almost complete physical and visual separation from Eggborough village and isolation from surrounding landscape.</li> <li>• Although there are large infrastructure elements surrounding this area this has as a consequence preserved some remnants of a more traditional farmed landscape (compared to the very large amalgamated and sterile field pattern found in the wider landscape (to the north and west of Eggborough)</li> </ul>	<b>13</b>
<b>NOTES</b>	<p>East of Eggborough is within Zone 3 of Ground water Source Protection Zones            Flood zone 1 covers majority of land to the east            Crow Wood (small copse between High Eggborough Lane and A645) is a priority habitat inventory Deciduous Woodland            Large residential planning permission for land between Selby Road and A19</p>	

## Eggborough 1C: Settlement Setting Assessment Area:

The land to the south of Eggborough (between Aire & Calder Navigation and M62) is mainly flat, managed, arable and pasture land that has been bisected into smaller areas of land either side of and between the A19 and Selby Road. These roads are elevated from the lower landscape and thus create strong visual and physical boundaries between each area of land. There is a patchwork of small paddock fields to the west of Templar



*View south eastwards from Selby Road over Aire & Calder Navigation*



*View westwards from Templar Close*

Close that have field hedges and clumps of mature trees. There is a line of terraces along Templar Close that have long rear gardens and individual modern houses with mature gardens and trees. The parcels of land to the east are individual large pasture field (between A19 and Selby road) and large arable fields bounded by the A19, M62 and Aire navigation. There are long linear vegetated areas relating to Selby Road, A19, M62 and side of Aire navigation that give each area a strong sense of containment.



*View south eastwards from A19 over Aire & Calder Navigation*



*View south westwards over Kellington Commo*

## Eggborough 1C: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Mixed arable and pasture land with small and irregular field pattern to west side and larger fields to the east side.</li> <li>Many mature hedgerows and trees relating the main roads bisecting this area.</li> <li>Enclosed and rural feeling area</li> <li>Interrupted by noise from M62 and A19</li> <li>Mature garden vegetation relating to properties along Templar Close</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>There are no PROW in this area.</li> <li>There is access along Templar Close to walks along the Aire Navigation.</li> <li>Access from the west area of land by Templar Close has road access to the M62. The other areas of land to the east are served by farm tracks</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Semi-rural setting with a feeling of a more traditional farmed landscape with mature hedge boundaries and individual mature trees</li> <li>Enclosed and sheltered feeling due elevated adjacent main roads and mature hedgerows and trees</li> </ul>	2
<b>Landscape quality score</b>		<b>5</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>Very limited views of the settlement edge from Templar Lane due to the intervening vegetation and residential properties</li> <li>Limited views along raised A19 and Selby Road due to intervening mature vegetation.</li> <li>Very open views, as roads cross the Aire Navigation, of south edge of settlement with mainly industrial buildings</li> </ul>	1
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Edge of settlement area is defined by predominantly industrial/warehouse buildings running along north side of the Aire navigation.</li> <li>There is an industrial character along the navigation with few trees</li> <li>Hard edge with building frontages roof lines and service roads</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>There are almost no distinctive views into the settlement from the south side of the area but approaching the bridges over the navigation there are extensive views of the industrial south side of Eggborough.</li> <li>There are long distance views of Eggborough Power Station to the north and power cables crossing the landscape the North West.</li> </ul>	2
<b>Visual landscape quality score</b>		<b>5</b>
<b>Total</b>		<b>10</b>

## Eggborough 1C: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• There are no proposals in the SHLAA for development within this area</li> <li>• Any new development would need to be very small scale and relate to the existing development along Templar Close</li> <li>• Any development over 5 units would not be recommended</li> <li>• No development is recommended in the areas of land to the east</li> <li>• Any development in this area would be physically separated from the main village.</li> </ul>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• <b>Medium sensitivity to development</b> due to the physical and visual separation from Eggborough village and isolation from surrounding landscape.</li> <li>• The large infrastructure elements surrounding this area create parcels of land that are not suitable for development</li> </ul>	<b>10</b>
<b>NOTES</b>	<p>Study area is within West Yorkshire Green Belt            Flood zone 1 covers majority of land to the south with some areas of Flood zone 3B on Kellington Common            SSSI Impact Risk Zone crosses south side of study area.</p>	

## Eggborough 1D: Settlement Setting Assessment Area:

The land to the west of Eggborough is flat, very slightly undulating, common place, managed, open arable land with large fields that follow a rectilinear pattern. Fields boundaries run mainly north-south with some east to west boundaries towards the southern end. There are low hedges along the majority of boundaries. Large electricity pylons cross the landscape to the west. The area is bounded by the A645 to the north, Kellington Lane to

the east and by Knottingley railway line to the south. There is a small group of new residential properties at the south end of Kellington Lane and the Jolly Miller pub on the corner. There is a narrow arable field strip between the railway line and farm track (Station Row) leading to a small group of very distinctive railway terrace cottages enclosed by mature large hedges and trees.



*View south east from A645 across farmland*



*View south along Kellington Lane*



*View north along Kellington Lane*



*View east along track at south end of area*

## Eggborough 1D: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Large sized arable open farmland with field boundary hedges</li> <li>• Small groups of mature trees along south end of Kellington Lane</li> <li>• Area bounded by roads to north and east and railway line to south</li> <li>• Edge of settlement defined by Kellington Lane (running north - south along settlement edge)</li> </ul>	1
Public accessibility	<ul style="list-style-type: none"> <li>• Single PROW along Station Row (running west off Kellington Lane) linking into path running north to Kellington. No connection into wider PROW network, but informal route westwards along track to Southfield Lane</li> <li>• Wider area is not well used as it is inaccessible.</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Some noise interruption from main A645, Kellington Lane and railway line.</li> <li>• Very open landscape from PROW with extensive views across landscape in all directions.</li> <li>• Power pylons cross landscape with views of Eggborough Power Station in the distance</li> </ul>	1
<b>Landscape quality score</b>		<b>3</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• The view of the settlement edge is not visually prominent on approach along A645 Road with some views from slightly higher ground (where the road undulates higher). There is intermittent screening from road side hedges that blocks views in places and allows glimpsed views in open sections. Views of roof lines and some building frontages are seen as a narrow strip along distant horizon line. Approaching junction with Kellington Lane settlement edge becomes fairly visually prominent.</li> <li>• The settlement edge is fairly prominent viewed along Kellington Lane with mature front garden vegetation.</li> <li>• The view of the settlement edge is not visually prominent from the PROW</li> </ul>	1
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• The edge is a common place mix of mature front garden vegetation with hedges, shrub planting, occasional trees and mixed style wood fencing.</li> <li>• The property frontages are set back from the road, with varying length front gardens and an built irregular frontage ( in places) and different roof line shapes.</li> <li>• Kellington Lane divides the edge from the wider landscape.</li> <li>• The southern end of the area has a railway line that forms a hard edge with an industrial estate bordering the Aire Navigation</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Views into the settlement are generally common place on main approach roads with few distinctive views mainly screened by roadside hedgerows and thru hedgerow gaps</li> <li>• Very limited views form the one PROW approaching the settlement with hedges along Station Row</li> <li>• There are limited or no views of the very large Eggborough Power Station looking north east away from the study area by the settlement edge</li> </ul>	1
<b>Visual landscape quality score</b>		<b>4</b>
<b>Total</b>		<b>7</b>



## Eggborough 1D: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Large scale development as indicated on the SHLAA plans to the west side of Eggborough would require a new vegetated buffer on outer development edge to screen views of new settlement edge from wider countryside.</li> <li>• Irregular settlement edge with housing units not forming a strict building line but juxtaposed creating varied building line of frontage and gable ends to break up edge of settlement when viewed from wider landscape.</li> <li>• Avoid development more than two storeys</li> <li>• Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals, in particular hedge lines</li> <li>• Small woodland copses should be designed as a feature within the development and also located on the development edge creating a link to the wider landscape character as well as providing screening and integration of the built form</li> <li>• Take into account the undulating landscape on the approach to Eggborough along the A645 to help integrate any development into the wider landscape</li> <li>• Kellington lane currently provides a distinct settlement edge along but there is scope to develop on the west side (new small scale development at south end of Kellington lane is too close to road and too uniform in frontage alignment) with a new settlement boundary set further to the west. As this boundary would be in open country side it would need to be irregular in form.</li> </ul>	
<p><b>Conclusion</b></p>	<ul style="list-style-type: none"> <li>• <b>Medium sensitivity to development</b> due to the commonplace arable land use with limited or no distinctive views of the settlement edge.</li> <li>• Wide open views to the surrounding countryside.</li> <li>• Large scale development would have very limited visual intrusion to the character of this landscape on the west side of Eggborough</li> <li>• It is not recommended that development between Kellington and Eggborough be allowed to merge the two villages</li> </ul>	<p><b>7</b></p>
<p><b>NOTES</b></p>	<p>SHLAA sites to the west of Eggborough. Possible large scale development sites up to 1000+ houses. Flood zone 1 covers majority of land to the west</p>	

## 12.8 DESIGNATED SERVICE VILLAGE: Eggborough and Whitely - Whitley

### 12.8.6 Village Context

Whitley lies 8 miles to the south west of Selby on the A19 just south of the M62. Local roads run west and farm tracks go into the farmland on the east side. The nearest railway station is at Whitley Bridge south end of Eggborough. The village is a ribbon development along the A19 stretching for approximately 1 mile with intermittent groups of houses along both sides of the A19 separated by areas of farmland extending up to the main road. The village is surrounded by mainly common place arable fields and one large outlying woodland area on the east side.

### 12.8.7 Village Description

The settlement falls within the Landscape Character area of the River Aire Corridor, north of Bull Lane track, with flat, open, heavily drained arable farm land on the valley floor, small areas of flat wooded farmland and areas of smaller scale mixed farmland adjacent to the edges of the village. The Aire Navigation and Whitley Lock is to the east of the village.

South of Bull Lane Track the village is within the Landscape Character area of the Southern Farmlands with a landscape of varied character, predominantly flat semi-enclosed arable farmland and with an area of estate-managed wooded farmland.

The land around and within the village falls within flood zone 1 (low risk) with small pockets of flood zone 2 remote to the west and east. There are a few PRowS, with one leading north to the Aire Navigation (Whitley Lock and onto the footpath network further east), one long footpath between Whitefield Lane and Booty Lane and a small path from A19 to Lee Lane.

There are no listed buildings with one notable building the All Saints Church (north end of the village). A Scheduled Ancient Monument (moat feature) is located to the west.

The village buildings are nearly all residential, post war housing, two storey (with some bungalows), mainly detached with tiled pitched roofs, mix of brick types and colours and generally arranged along the A19 either set back from the main road in large to medium sized private plots or in cul-de-sacs leading off the main road. There is no uniform built vernacular for the village except for small groups of cottage terraces on Silver Street and occasional terraces along the A19. New 21C housing has been restricted to areas within the existing Development Plan (in fill sites or redevelopment of existing farm plots) as the village is located wholly within the West Yorkshire Green Belt.

RESULTS OF SETTLEMENT SETTING ASSESSMENT				
Settlement Setting Area	Settlement Fringe Quality	Impact of Settlement extensions	Total Assessment Score	Sensitivity to Development
<b>1A</b>	3	4	<b>7</b>	Medium
<b>1B</b>	4	3	<b>7</b>	Medium
<b>2A</b>	3	5	<b>8</b>	Medium
<b>2B</b>	5	4	<b>9</b>	Medium

Whitley

1A 1B  
2A 1B

### Legend

Settlement Setting Assessment Areas

Type

-  Important to protect from development
-  Moderate importance to protect from development
-  Least important to protect for development
-  Settlement Assessment Edge
-  SINC
-  Scheduled Monument
-  Local Amenity Spaces (Inc. Village Greens, Allotments & Church Yards)
-  Recreation Open Spaces (Inc. Sports Pitches & Playing Fields)
-  Tpo\_region

0 295 590 1,180 Meters

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## Whitley 1A: Settlement Setting Assessment Area:

The land to the west of Whitley (area bordered by A19 to east, M62 to north and open countryside on west and south sides) is mainly common place pasture (small fields) on the north side of Whitefield Lane and similar sized small arable fields on the south side of the road. There are low hedges bordering these fields and occasional mature trees (to boundary of Whitley School and rear of residential properties along the A19). There

is a large deciduous woodland copse to the north of the pasture fields and between this copse and the M62 there is a car boot sale area with defined car parking areas to the west and the main market area towards the A19 roundabout. Learning Lane leads to an isolated residential property and farm buildings located in the centre of the pasture area. Along Whitefield Lane there is a group of redundant agricultural buildings with related colonising scrub. Whitley School is located in the northeast corner of this area.



*View south from Learning Lane*



*View east from Learning Lane*



*View north east from Whitefield Lane*



*View south east from Whitefield Lane*

## Whitley 1A: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Arable and pasture farmland</li> <li>• Managed and unmanaged hedgerows</li> <li>• Occasional mature trees along hedgerow lines</li> <li>• Some abandoned agricultural buildings with scrub areas</li> <li>• Linear settlement development along A19</li> </ul>	1
Public accessibility	<ul style="list-style-type: none"> <li>• A19 road to east of area and Whitefield Lane running east to west across area provide access to M62</li> <li>• No PROW though one on outside of area running almost due south from Whitefield Lane to Gravelhill Lane (PROW only accessible from Whitefield Lane).</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Moderately tranquil with open rural landscape to the west</li> <li>• Low background noise disturbance from M62</li> <li>• Localised noise interruptions from traffic on A19</li> </ul>	1
<b>Landscape quality score</b>		<b>3</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• Views of settlement edge on approach along Whitefield Lane are limited due to slight undulations in landform and intervening low hedges and small groups of trees.</li> <li>• View of settlement is very clear on approach to A19 junction.</li> <li>• Old agricultural buildings screen views.</li> <li>• Settlement edge is linear following line of A19 and Whitefield Lane</li> </ul>	1
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Strong linear boundary defines edge of the settlement to rear of properties on A19 and Whitefield Lane</li> <li>• Boundary mixture of brick and stone walls (All Saints Church) mature hedge to rear of Whitefield Bungalows and intermittent hedge along rear of terrace on Whitefield Lane. Mature trees around All Saints Church.</li> <li>• Mixture of property types and different roof line shapes forms an irregular built edge.</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Mainly common place views of open landscape with settlement edge hidden by undulations in land form, intervening low hedge lines and mature trees to rear of All Saints Church</li> <li>• View of linear copse to north (forms visual barrier to M62) and power station ( towards north east) in distance</li> <li>• All saints Church has a relatively low roof line and short bell tower thus not visually distinctive within wider landscape to west side.</li> </ul>	1
<b>Visual landscape quality score</b>		<b>4</b>
<b>Total</b>		<b>7</b>

## Whitley 1A: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Small scale development as indicated on the SHLAA plans to the west side of Whitley would require a new vegetated buffer on outer development edge to screen views of new settlement edge from wider countryside.</li> <li>• A regular settlement edge but with housing units not forming a strict building line but juxtapositioned creating varied building line of frontage and gable ends to break up edge of settlement when viewed from wider landscape (As per existing built settlement edge)</li> <li>• Avoid development more than two storeys</li> <li>• Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals, in particular hedge lines on edges</li> <li>• Take into account the undulating landscape on the approach to Whitley from the west by strengthening existing gappy hedgelines to provide visual buffer from long distance views. Thus help integrate any development into the wider landscape</li> </ul>	
<p><b>Conclusion</b></p>	<ul style="list-style-type: none"> <li>• <b>Medium sensitivity to development</b> due to the commonplace arable land use with limited or no distinctive views of the settlement edge.</li> <li>• Open views to the countryside to the west</li> <li>• Small scale development 100+ houses would have very limited visual intrusion to the character of this landscape on the west side of Whitley and to the existing settlement edge.</li> </ul>	<p><b>7</b></p>
<p><b>NOTES</b></p>	<p>Area falls within West Yorkshire Green Belt.            DSV Workshop 7th July Group noted that Whitley is fully inset in to the Green Belt and that there are opportunities for extensions that avoid the Green Belt. The Green Belt serves to protect a strong open aspect out of Whitley. Site allocations would require altering the Green Belt. The group did not believe the Green belt should be altered. The groups preferred growth option was no proposed site allocations in the DSV inset into the Green Belt and therefore no allocations in Whitley.</p> <p>Area falls within Zone 1 Flood Zones            Whitley bounds zone 3 of Groundwater Source Protection Zones across the whole village            Small area of Ancient and Semi-Natural Woodland located at Great Lawn Reith ( 1 mile west of Whitley)            Areas of Priority Habitat Inventory-Deciduous Woodland copses north and west side of area.            Copse to north side in National Inventory of Woodland and Trees.</p>	

## Whitley 1B: Settlement Setting Assessment Area:

The land to the east of Whitley (area bordered by settlement edge along A19 to west, Bull Lane track to the south, M62 to the north and Aire navigation to the east) is mainly common place arable land on the southern half (and by Whitley Lock) with medium sized, irregular shaped fields due to the sinuous ditches that drain this land to a large dyke that runs along the south side of the Aire Navigation. There are no mature trees



*View south east from A19 north side of houses Whitley Farm Close*



*View northwest from PROW*

along these field boundaries. There is Whitley Lodge parkland estate to the north of this area which has been developed within the past 5 years with a new housing estate on the west side (retaining Lodge and parkland). There are no public roads running east from the A19 but there is one PROW. The landform is generally lower on the east side of Whitley (hence the large number of drains) and many field depressions that flood in the winter. There is a new housing estate on Whitley Farm and a new public park south of this.



*View north east from A19 south side of houses on All Saints Grove*



*View south from PROW*

## Whitley 1B: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Medium sized arable open farmland with ditch network</li> <li>• Irregular lines of mature trees along Whitley Lodge estate boundary and some individual trees.</li> <li>• Edge of settlement defined by new housing estates along east side of the A19</li> <li>• One agricultural buildings in south west corner by A19</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>• There is one PROW within area leading from Whitley Farm Close along south side of Whitley Lodge estate and across to Whitley Lock on the Aire Navigation. Connection into wider PROW network.</li> <li>• Wider area is mainly inaccessible.</li> <li>• A19 road to west of area provides very good access to M62</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Noise interruption from elevated M62</li> <li>• Open rural landscape extending to the east</li> </ul>	1
<b>Landscape quality score</b>		<b>4</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• The view of the settlement edge is not visually prominent from the east side due to intervening scrub planting along west side of the Aire Navigation but open views of new housing development from PROW</li> <li>• Newer properties do not have a vegetation buffer thus fairly visible in the wider landscape.</li> <li>• Approaching along the A19 from the north the settlement edge is not visually prominent due to dense planting either side of the A19.</li> </ul>	1
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• The settlement edge is irregular along this side of the A19 with two new housing estates having been built in last 5 years on the east side of the A19 that extend out into the landscape</li> <li>• Built edges are typically hard fencing and brick walling.</li> </ul>	1
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Views into the settlement are limited from the single PROW.</li> <li>• There are limited views from the Aire Navigation</li> <li>• On approach north along the A19 there are no distinctive views of the settlement edge</li> <li>• There are long distance views of the very large Eggborough Power Station looking north east away from the study area</li> </ul>	1
<b>Visual landscape quality score</b>		<b>3</b>
<b>Total</b>		<b>7</b>



## Whitley 1B: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Small scale development indicated on the SHLAA plans to the east side of Whitley (80+ house) on land located between the two new housing areas. Housing here would require a new vegetated buffer on outer development edges to screen views of new settlement edge from wider countryside.</li> <li>• Irregular settlement edge with housing units not forming a strict building line but juxta-positioned creating varied building line of frontage and gable ends to break up edge of settlement when viewed from wider landscape.</li> <li>• Avoid development more than two storeys</li> <li>• Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals.</li> <li>• Avoid hard built boundaries (wood fencing and brick walls) provide softer hedge and planted boundaries to integrate new properties into village</li> </ul>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• <b>Medium sensitivity to development</b> due to the commonplace arable land use with limited distinctive views of the settlement edge.</li> <li>• Open views to the surrounding countryside.</li> <li>• Small scale development would have limited visual intrusion to this landscape on the east side of Whitley</li> </ul>	<b>7</b>
<b>NOTES</b>	<p>Area falls within West Yorkshire Green Belt            DSV Workshop 7th July Group noted that Whitley is fully inset in to the Green Belt and that there are opportunities for extensions that avoid the Green Belt. The Green Belt serves to protect a strong open aspect out of Whitley. Site allocations would require altering the Green Belt. The group did not believe the Green belt should be altered. The groups preferred growth option was no proposed site allocations in the DSV inset into the Green Belt and therefore no allocations in Whitley.</p> <p>Area falls within Zone 1 Flood Zones            Whitley bounds zone 3 of Groundwater Source Protection Zones across the whole village            Areas of Priority Habitat Inventory-Deciduous Woodland copses east side near Whitley Lodge and on south side of M62</p>	

## Whitley 2A: Settlement Setting Assessment Area:

The land to the west of Whitley (area bordered by A19 to east, open countryside on north, west and south sides) is mainly common place arable land with long rectilinear shaped fields with low field boundary hedges located to north side of Gravelhill Lane. To the south there is an area bordered by Gravelhill Lane, Whitley Thorpe Lane, Sheepwash Lane and Fulham Lane to the west and south with settlement edge to the east



*View south from Learning Lane*



*View north east from Whitefield Lane*

running alongside the A19. This area has mixed arable and pasture fields that have narrower field shapes and long mature lines of hedgerows with lines of mature hedge trees (along some field boundaries) and small fields adjacent to the settlement edge. There are small clumps of trees located around large farming unit bordering Gravelhill Lane and Whitley Thorpe Lane. The landform is gently undulating across the whole area but with slightly higher land on the west side.



*View east from Learning Lane*



*View south east from Whitefield Lane*

## Whitley 2A: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Large sized arable open farmland with field boundary hedges</li> <li>• Small groups of mature trees along some boundaries</li> <li>• Area bounded by A19 roads to east with open countryside on north, west and south sides bisected by small lanes</li> <li>• Edge of settlement defined by irregular development along A19</li> <li>• Two large agricultural related business located on west side of area. Monaghams Mushrooms Whitley Farm large shed development on west side of Gravelhill Lane (located in lower lying area so fairly well screened) and Rigel Benet Group farm container recycling centre</li> </ul>	1
Public accessibility	<ul style="list-style-type: none"> <li>• No PROW within area. No connection into wider PROW network.</li> <li>• Access to PROW outside area from Gravelhill Lane that leads north to Whitefield Lane</li> <li>• Wider area is not well used as it is inaccessible.</li> <li>• A19 road to east of area and local lanes provides very good access to M62</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Some noise interruption from A19 and local lanes</li> <li>• Moderately tranquil with open rural landscape to the west</li> <li>• Very low background noise disturbance from M62</li> </ul>	1
<b>Landscape quality score</b>		<b>3</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• The view of the settlement edge is not visually prominent on approach along Gravelhill Lane with some views from slightly higher ground but mainly screened by intervening hedge lines and mature trees looking north east. Settlement edge is more prominent around Cathcart Close.</li> <li>• The view on approach along Whitley Thorpe Lane is not visually prominent due to rising land (Camomile Hill) that blocks views until settlement edge is clearly seen along Silver Street.</li> <li>• Approaching along the A19 from the south the settlement edge is visually prominent although framed by mature trees.</li> </ul>	1

## Whitley 2A: Settlement Setting Assessment Area:

Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• The settlement edge is very irregular along this side of the A19 with housing located in separate groups along the A19 with areas of arable land (in between house groups) running up to the side of the A19.</li> <li>• Older properties to the north side of Gravelhill Lane (around The George and Dragon Public House and on corner with Selby Road) have large gardens with boundaries of mature hedges and trees. There is only a small number of properties set within large gardens. There are no defined property rooflines or building frontages.</li> <li>• Houses around Cathcart Close, along Selby Road and either side along Silver Street have mixed boundaries of mainly low hedges and occasional fencing by new housing on Hollybush Close. To the south of Gravelhill Lane there are more modern houses with common place wood fencing. These modern houses have a more uniform roofline and frontages and typically have shorter front and rear gardens with limited planting.</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Views into the settlement are limited on the road approaches along Gravelhill Lane and Whitley Thorpe Lane with almost no distinctive views, with the settlement edge being screened by rising landform, field and property boundary hedges, roadside hedgerows and mature trees.</li> <li>• On approach north along the A19 there is a fairly distinctive view of the settlement edge framed by mature trees with open views of modern houses on Hollybush Close.</li> <li>• There are limited or no views of the very large Eggborough Power Station looking north east away from the study area</li> </ul>	2
<b>Visual landscape quality score</b>		<b>5</b>
<b>Total</b>		<b>8</b>

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Large scale development indicated on the SHLAA plans to the west side of Whitley behind area of older properties (350+houses) and on pasture land around Cathcart Close (100+ houses) would require a new vegetated buffer on outer development edges to screen views of new settlement edge from wider countryside.</li> <li>• Irregular settlement edge with housing units not forming a strict building line but juxtapositioned creating varied building line of frontage and gable ends to break up edge of settlement when viewed from wider landscape.</li> <li>• Avoid development more than two storeys</li> <li>• Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals, in particular hedge lines</li> <li>• Small woodland copses should be designed as a feature within the development and also located on the development edge creating a link to the wider landscape character as well as providing screening and integration of the built form</li> <li>• Take into account the undulating landscape on the approach to Whitley from the west side to help integrate any development into the wider landscape and avoid creating sharply elevated rooflines.</li> <li>• Existing new small scale housing development along the A19 is too dense with no room between properties for garden vegetation to provide visual integration with older properties and wider landscape, too close to road and too uniform in frontage alignment.</li> <li>• Mimic existing irregular built edge and vegetation pattern, if settlement expands to the west, to avoid creating a hard urban edge that is overly visible from wider landscape.</li> </ul>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• <b>Medium sensitivity to development</b> due to the commonplace arable land use with limited distinctive views of the settlement edge.</li> <li>• Wide open views to the surrounding countryside.</li> <li>• Medium scale development would have limited visual intrusion to this landscape on the west side of Whitley although the proposed development sites (SHLAA) extend Whitley too far to the west and would change the character of the village from a ribbon development into a larger concentrated village centre.</li> <li>• It is recommended that there be no development between Whitley and Eggborough to maintain the landscape separation between the two villages</li> </ul>	<b>8</b>
<b>NOTES</b>	<p>Area falls within West Yorkshire Green Belt  DSV Workshop 7th July Group noted that Whitley is fully inset in to the Green Belt and that there are opportunities for extensions that avoid the Green Belt. The Green Belt serves to protect a strong open aspect out of Whitley. Site allocations would require altering the Green Belt. The group did not believe the Green belt should be altered. The groups preferred growth option was no proposed site allocations in the DSV inset into the Green Belt and therefore no allocations in Whitley.</p> <p>Area falls within Zone 1 Flood Zones  Whitley bounds zone 3 of Groundwater Source Protection Zones across the whole village  Scheduled Ancient Monument, moat feature, located to west side (south of junction between Booty Lane and Whitley Thorpe Lane. There is no SHLAA development proposed adjacent to this feature.  Area of Registered Common Land north side of Booty Lane and Whitley Thorpe Lane junction. Area within Countryside and Rights of Way Act 2000.</p>	

## Whitley 2B: Settlement Setting Assessment Area:

The land to the east of Whitley (area bordered by settlement edge along A19 to west, Bull Lane track to the north and open countryside on the east and south sides extending approximately 0.3 miles to the east) is mainly common place, arable land with large to small sized irregular shaped fields due to the many sinuous ditches that drain this land to a large dyke that runs along the south side of the Aire Navigation. There are few



*View north west from Lee Lane*



*View north from Lee Lane*

field boundary hedges with majority of fields defined by ditches and low embankments along sides. There are occasional mature trees along some field boundaries, mainly on the boundaries of narrow grazing areas that extend out from the settlement edge but also individual trees dotted around the wider extensive landscape. There is a large woodland copse (Watkins Lower Plantation) to the east that forms a focal point in the landscape. There are no public roads running east from the A19 but there are two agricultural tracks (Bull Lane to the north) and Lee Lane to the south. The landform is generally lower on the east side of Whitley (hence the large number of drains) and many field depressions that flood in the winter.



*View north from Lee Lane*



*View north new houses Blackthorne Close from Lee Lane*

## Whitley 2B: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Large to small sized arable open farmland with extensive ditch network. Irregular lines of mature trees along some boundaries and some individual trees.</li> <li>• Area bounded by A19 roads to west with open countryside on north, west and south sides bisected by small lanes</li> <li>• Edge of settlement defined by irregular development along east side of the A19</li> <li>• There are no agricultural buildings in this area</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>• There is one very short PROW within area leading from Blackthorn Close to Lee Lane. No PROW connection into wider PROW network.</li> <li>• Wider area is mainly inaccessible although some informal access along Lee Lane</li> <li>• A19 road to west of area provides very good access to M62</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Some noise interruption from A19 but generally very quiet and remote feeling along Lee Lane</li> <li>• Very tranquil with open rural landscape extending to the east</li> <li>• Very low background noise disturbance from M62</li> </ul>	2
<b>Landscape quality score</b>		<b>5</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• The view of the settlement edge is slightly visually prominent from the east side due the ground rising in the direction of the settlement edge but with only glimpsed roofline views above intervening rear garden trees and hedges</li> <li>• The properties at the north end of this area are older and generally have larger and longer mature gardens with large trees and mature hedges.</li> <li>• Newer properties to the south end have a robust vegetation buffer that helps screen the houses from the wider landscape.</li> <li>• Approaching along the A19 from the south the settlement edge is not visually prominent with the occasional house viewed through a frame of mature trees.</li> </ul>	1
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• The settlement edge is very irregular along this side of the A19 with housing located in separate groups along the A19 with areas of arable land (in between house groups) running up to the side of the A19.</li> <li>• Older properties to the north end have large gardens with boundaries of mature hedges and trees. There are no defined property rooflines or building frontages as the properties are set at different distances from the A19 and have different length rear gardens.</li> <li>• Newer Houses around Lee Park and Blackthorn Close have smaller front and rear gardens but are screened from the wider landscape by a scrub planted buffer strip that runs along the east side of these properties. There are longer rear gardens to the rear of houses on Yew Tree Park with mature planted boundaries</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Views into the settlement are limited as there is almost no public access into the landscape to the east of the village. There are some long distance views from Lee Lane but looking towards the north end of the area there are almost no views of the settlement edge due to intervening hedge and tree lines, individual trees and occasional clump of trees.</li> <li>• On approach north along the A19 there are no distinctive views of the settlement edge</li> <li>• There are long distance views of the very large Eggborough Power Station looking north east away from the study area</li> </ul>	1
<b>Visual landscape quality score</b>		<b>4</b>
<b>Total</b>		<b>9</b>

## Whitley 2B: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Very small scale development indicated on the SHLAA plans to the east side of Whitley (40+ house) on pasture land (currently being advertised for development) would require a new vegetated buffer on outer development edges to screen views of new settlement edge from wider countryside.</li> <li>• Irregular settlement edge with housing units not forming a strict building line but juxta-positioned creating varied building line of frontage and gable ends to break up edge of settlement when viewed from wider landscape.</li> <li>• Avoid development more than two storeys</li> <li>• Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals, in particular hedge lines</li> <li>• Mimic existing irregular built edge and vegetation pattern, to avoid creating a hard urban edge that is overly visible from wider landscape.</li> <li>• Avoid hard built boundaries (wood fencing and brick walls) provide softer hedge and planted boundaries to integrate new properties into village</li> </ul>	
<p><b>Conclusion</b></p>	<ul style="list-style-type: none"> <li>• <b>Medium sensitivity to development</b> due to the commonplace arable land use with limited distinctive views of the settlement edge.</li> <li>• Wide open views to the surrounding countryside.</li> <li>• Small scale development would have limited visual intrusion to this landscape on the east side of Whitley although the proposed development sites (SHLAA) create long thin extensions of Whitley out into the adjacent farmland and thus have a much greater visual impact than development restricted to extending Whitley outwards in line with the A19.</li> <li>• It is recommended that open areas along the A19 be retained to maintain open views of the landscape from the A19.</li> </ul>	<p><b>9</b></p>
<p><b>NOTES</b></p>	<p>Area falls within West Yorkshire Green Belt            DSV Workshop 7th July Group noted that Whitley is fully inset in to the Green Belt and that there are opportunities for extensions that avoid the Green Belt. The Green Belt serves to protect a strong open aspect out of Whitley. Site allocations would require altering the Green Belt. The group did not believe the Green belt should be altered. The groups preferred growth option was no proposed site allocations in the DSV inset into the Green Belt and therefore no allocations in Whitley.</p> <p>Area falls within Zone 1 Flood Zones            Whitley bounds zone 3 of Groundwater Source Protection Zones across the whole village            Area of Priority Habitat Inventory-Deciduous Woodland copses east side of Whitley Watkin's Lower Plantation.</p>	



## 12.9 DESIGNATED SERVICE VILLAGE: Escrick

### 12.9.1 Village Context

Escrick lies adjacent to the A19 about 9 miles north of Selby on the edge of the Selby District boundary and about 8 miles south of York. The village lies 2 miles to the east of the River Ouse and 3 miles south of the A64 York ring road. It has local road connections to adjacent villages. Neighbouring villages include Riccall, 2 miles to the south and Stillingfleet 2 miles to the west, Deighton village is 0.5 miles north. The village has a compact shape and the core is largely designated as conservation area and is mainly sited to the east of the A19. The village church St Helens is sited to the west of the A19 along with The Parsonage Hotel and Spa. The Escrick Estate Historic Park and Gardens are sited to the southern edge of the settlement. The village is surrounded by mainly arable fields and some mature hedgerow and woodland areas.

### 12.9.2 Village Description

In the Landscape Assessment of the Selby District (1999) the settlement falls within the Local Landscape Character area of the York Fringe with The Escrick Moraine, a low curving ridge of boulder clay, sand and gravel. It has a strong rural character, relatively isolated, quiet and tranquil. There are small nucleated villages and farmsteads, no large settlements in gentle rolling or flat arable farmland, with areas of woodland, and traditional mixed arable and pasture. Large historic houses with parkland are located either within pastoral valley settings or on locally elevated ridge tops.

The topography is fairly flat with some undulating arable farmland, generally large field patterns smaller to the settlement edge. Extensive woodlands and plantations to the wider landscape and close to the settlement edge. Escrick is set within York Green Belt,

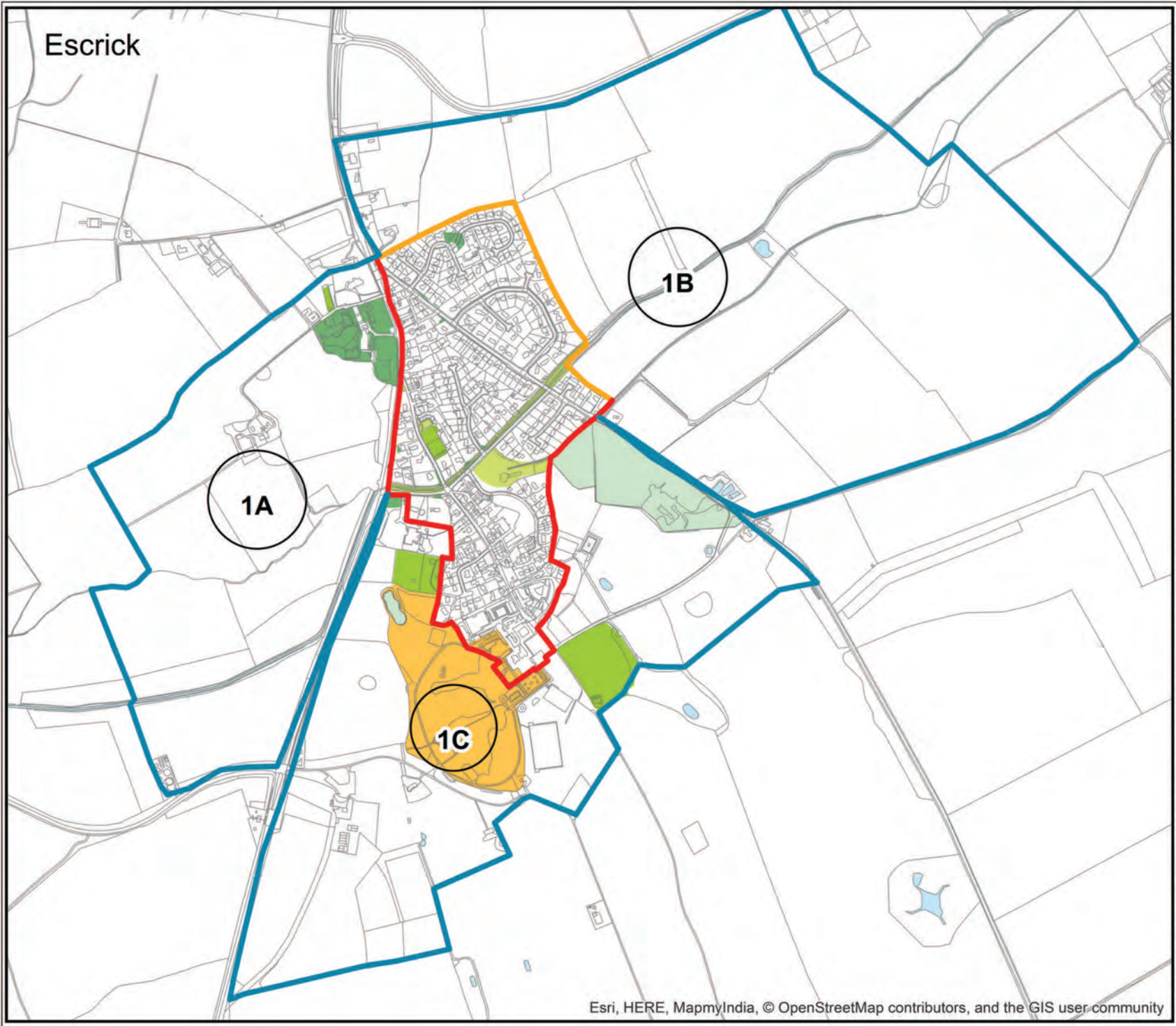
The land around and within the village is at flood risk and falls within flood zone 3 with pockets of flood zone 2 to the south east and south west edges of the settlement within farmland.

There are PRoW footpaths leading away from the north of the village west to meet the Trans Pennine Trail (linking into wider footpath network) and east (to local roads) to wider networks and outlying villages.

There are 15 listed buildings in the village 3 to the north west including the church of St Helen, a key local landmark, which has locally important views over the surrounding landscape. The remaining 12 listed buildings relate to the Escrick historic park and gardens. The village has a large conservation area running north west to the southern edge. The north eastern edge of the settlement is the later residential extension.

The village buildings are predominantly residential and nearly all two storey, majority detached with tiled pitched roofs, mix of brick types and colours. In the Conservation Area there are Victorian handmade red and brown brick houses and terraces with pan tile and welsh slate roofs and occasional stone built and rendered buildings. In the north eastern area are newer post war housing developments. The village boundaries are predominantly common place with mixed timber fence, hedges and trees to the east side and similar to the south side but with some low brick and stone wall boundaries associated with older properties. The built form creates mainly straight roof line edges along the west to south and a more irregular form on the east side where estates are arranged in cul-de-sacs and crescents. The north western and southern have a more traditional conservation core.

RESULTS OF SETTLEMENT SETTING ASSESSMENT				
Settlement Setting Area	Settlement Fringe Quality	Impact of Settlement extensions	Total Assessment Score	Sensitivity to Development
<b>1A</b>	5	8	<b>13</b>	High
<b>1B</b>	4	6	<b>10</b>	Medium
<b>1C</b>	6	6	<b>12</b>	High



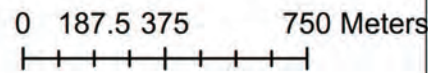
Escrick

1A

1B

1C

- Legend**
- Settlement Setting Assessment Areas**
- Type**
- Important to protect from development
  - Moderate importance to protect from development
  - Least important to protect for development
  - Settlement Assessment Edge
  - OSMM\_-\_Oct\_2015
  - Selby SINC's V8\_0\_region
  - Historic Parks & Gardens
  - Local Amenity Spaces (Inc. Village Greens, Allotments & Church Yards)
  - Recreation Open Spaces (Inc. Sports Pitches & Playing Fields)
- Ordnance Survey Master Map**
- All features
- THEME**
- Water



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## Escrick 1A: Settlement Setting Assessment Area:

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The land to the west of Escrick is locally fairly flat with some undulating topography. The land is predominantly open arable land with some significant mature hedgerows running across the land with some woodland plantations and many mature trees and some distinctive avenues of mature oaks. Outlying farms within the wider landscape. Networks of dikes run

west from the settlement edge. A sewage treatment works lies close to the settlement edge to the south. The Trans Pennine Trail runs to the western edge of the study area with some footpath connections from the village.



*View from fields to the settlement on the western edge*



*Distinctive view of the church from the west*



*Most of the western edge is not accessible, view from PRow to the North West looking to the settlement*

## Escrick 1A: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• <b>Highly attractive settlement edge</b></li> <li>• Fairly flat with some gently undulating topography.</li> <li>• Generally large field patterns, rectangular pattern in the wider landscape and smaller and irregular towards the settlement edge.</li> <li>• Mature trees and hedgerows.</li> <li>• Extensive woodland plantations in the wider landscape and close proximity to village centre.</li> <li>• Very distinctive avenues of Holme Oak to the Southern entrances.</li> </ul>	3
Public accessibility	<ul style="list-style-type: none"> <li>• <b>Some access</b></li> <li>• PRow links to the South West though the Trans Pennine Trail is connected to the village by one Prow to the North West.</li> <li>• Very little formalised PRow to the South West.</li> <li>• Main pedestrian route is along the busy A19 and forms the settlement edge.</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Some Interruption</li> <li>• Remote rural setting, tranquillity is compromised due to proximity of the busy A19</li> </ul>	1
<b>Landscape quality score</b>		<b>5</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• <b>High visual prominence</b></li> <li>• Occasional glimpses of the church tower and a few rooftops and associated soft edge of the village can be seen from outlying PRow and from roads into the village from the West.</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• <b>Well vegetated settlement edge with limited views of mainly roofs</b></li> <li>• Properties to the East and West of the A19 including the church and a hotel and restaurant have mixed boundaries of good quality hedgerows, distinctive brick or stone walls and some fences all of which are not distinguishable within the wider landscape view due to the dense hedgerow and mature tree planting.</li> <li>• Most edges are not publically accessible only to the North West PRow</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• <b>Highly distinctive view</b></li> <li>• Distinctive Escrick Estate housing stock, mature hedgerows and tree planting especially the Holme Oaks avenues along the A19 to the southern entrance to the village</li> <li>• Views of the church tower and some rooftops within dense wooded setting</li> </ul>	3
<b>Visual landscape quality score</b>		<b>8</b>
<b>Total</b>		<b>15</b>

## Escrick 1A: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Any development would require careful consideration to the distinctive view of the church tower and listed buildings set within a mature wooded setting.</li> <li>• Maintain and enhance the distinctive mature hedgerow and tree planting and woodlands</li> <li>• Compliment the distinctive and sensitive Estate character and rural setting.</li> <li>• Improve the PRoW network to better connect with surrounding landscape, recreational amenities and neighbouring settlements. Also maintain and improve the linking rights of way to the Trans Penine Trail.</li> </ul>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• <b>High sensitivity to development</b> due to the visual prominence of the distinctive settlement edge visible from a distance from roads, footpaths, the view of the Church Tower and some rooftops within the mature wooded intact hedgerows with mature trees and dikes form the soft edge of the existing development.</li> <li>• The conservation area (2003) of Escrick lies to the north east edge of the site and includes a number of listed buildings.</li> <li>• Large scale development up to the boundary of Escrick would be very visually intrusive to the existing distinctive view.</li> <li>• Small scale development if considered to the southern edge of the study area may be contained behind existing screens of hedgerows and should be further screened by planting of similar hedgerows and trees on the outer edge of the development boundary.</li> <li>• The effect of any proposed development the land drainage (Bridge Dike and and for wider hydrology must be checked.</li> </ul>	<b>15</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• No current planning applications relating to this assessment area</li> <li>• SHLAA 2015 all along the West edge of the settlement within the assessment area.</li> <li>• SSSI Impact Risk Zone</li> <li>• 3 Listed Buildings along the settlement edge</li> </ul>	

## Escrick 1B: Settlement Setting Assessment Area:

The land to the East of Escrick is locally fairly flat with some undulating topography. The land is predominantly arable farmland with some contained fields and extensive woodland plantations. A network of drains are within the arable landscape, the main drain (Bridge Dyke) running east from the settlement edge in line with main PRow. Wider landscape views to

the distinctive view of the wooded settlement edge surrounding the church tower. Some outlying farms within the wider landscape.



*Views from the PRow behind Skipwith Road looking to the rear of the settlement of Escrick Close and Derwent Close*



*Views from the PRow behind Skipwith Road looking to the rears of Wenlock Drive*



*Distant view from the east of settlement from bridle path on Weldrake Lane*

## Escrick 1B: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Attractive</li> <li>• Fairly flat with some gently undulating topography.</li> <li>• Generally large field patterns.</li> <li>• Mature trees and hedgerows and some contained fields.</li> <li>• Some mature wooded areas.</li> <li>• The village core is predominantly a conservation area with the main larger, newer extensions to the east of the settlement, the majority of this area is outside the conservation area.</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>• Some access</li> <li>• One main PROW to the east leading out through the arable landscape to woodlands and out to the wider stronger PROW network.</li> <li>• This PROW is disconnected from the other PROW around the estate.</li> <li>• This PROW connects with wider footpath network and out to a 3-4km walk East to meet the Trans Pennine Trail</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Some interruption</li> <li>• Remote setting and a fairly tranquil setting is situated slightly away from the further from the busy A19 unlike the slightly more characterful and designated conservation areas of the South and West but is still slightly interrupted to the southern edge.</li> </ul>	1
<b>Landscape quality score</b>		<b>4</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• Highly prominent view</li> <li>• The settlement edge can be viewed from accessible spaces, though these are less accessible to the North West edge.</li> <li>• Distant occasional glimpses of the tree lined edge with the odd gable end or roof and occasional distinctive view of the Church above the tree line.</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Partially visible settlement edge</li> <li>• Predominantly hard edge of mixed property boundaries with some hedgerows and trees</li> <li>• Mainly new development to the east predominantly hedgerow and mature trees visible and a mixture of hedge fence and wall to property boundaries abutting the fields many enjoying the view and connection from the back gardens onto the settlement edge and out to the wider rural landscape.</li> </ul>	1
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Some distinctive features</li> <li>• Occasional distant views and closer glimpses of the settlement with the church setting within mature trees</li> <li>• The immediate settlement edge has a fairly quaint village feel and along the settlement edge enjoys views to the surrounding landscape</li> </ul>	2
<b>Visual landscape quality score</b>		<b>6</b>
<b>Total</b>		<b>10</b>

## Escrick 1B: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>Any development would require careful consideration to the distinctive view of the church tower and listed buildings set within a mature wooded setting which show from the North side of this village.</li> <li>Maintain and enhance the distinctive mature hedgerow and tree planting and woodlands</li> <li>Compliment the distinctive and sensitive Estate character and rural setting with the style of buidings and landscape elements.</li> <li>Improve the PRow network to better connect with surrounding landscape and especially to the next village, Deighton.</li> </ul>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li><b>Medium sensitivity to development</b> due to the visual prominence of the distinctive settlement edge visible from a distance from roads, footpaths, the view of the Church Tower and some rooftops within the mature wooded intact hedgerows with mature trees and dikes form the soft edge of the existing development.</li> <li>The conservation area (2003) of Escrick lies to the north east edge of the site and includes a number of listed buildings.</li> <li>Large scale development up to the boundary of Escrick would be very visually intrusive to the existing distinctive view.</li> <li>Small scale development if considered to the southern edge of the study area may be contained behind existing screens of hedgerows and should be further screened by planting of similar hedgerows and trees on the outer edge of the development boundary.</li> <li>The affect of any proposed development the land drainage (Bridge Dike and and for wider hydrology must be checked</li> </ul>	<b>10</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>No current planning applications relating to this assessment area</li> <li>SHLAA 2015 all along the East edge of the settlement within the assessment area.</li> <li>SSSI Impact Risk Zone</li> </ul>	



## Escrick 1C: Settlement Setting Assessment Area:

The land to the South of Escrick is locally fairly flat with some undulating topography. The land is predominantly open arable land with outlying farms within the wider landscape. Escrick Private Estate lies along the settlement edge to the south within the conservation area which extends into the village. The landscape is significantly characterised by mature woodlands and tree planting.



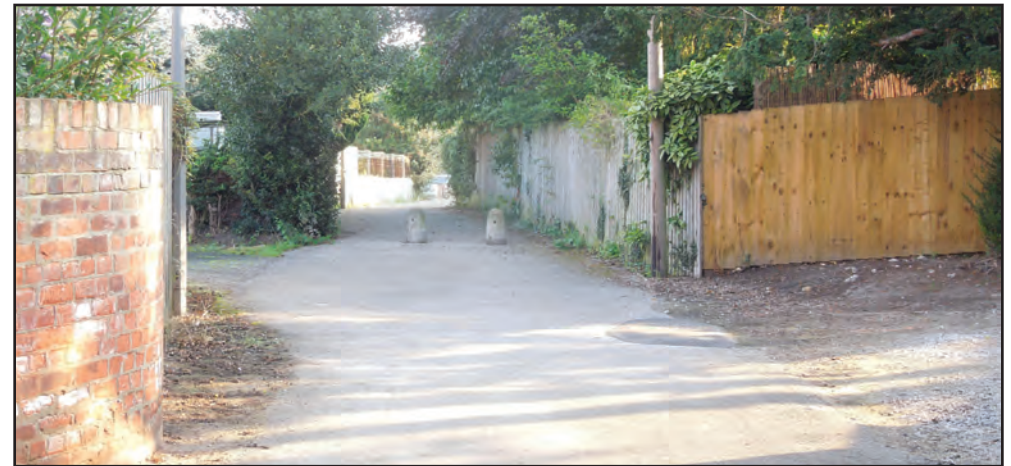
*View from Skipwith Road to the Escrick Estate on the southern edge of the village*



*Distinctive tree lined entrance to the village from Skipwith Road*



*Tree lined view along A19*



*View from Main Street to pedestrian access to Carrs Meadow*

## Escrick 1C: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Highly attractive</li> <li>Fairly flat with some undulating topography.</li> <li>Predominantly characterised by Escrick Park Estate which is over 300 years old and just under 80,000 acres forming part of the 2003 Conservation Area that extends into the settlement and a designated SIN. The parkland includes mature woodland plantations and a significant number of listed buildings.</li> <li>Playing fields and school grounds and thick woodland edge form the boundary to the south west up to the A19</li> <li>Varied large arable field patterns to the wider landscape</li> </ul>	3
Public accessibility	<ul style="list-style-type: none"> <li>No Access other than the surrounding roads and access to the estate's facilities and school</li> <li>Predominantly private access to this southern assessment survey site.</li> <li>No formal PRow to the southern boundary</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Area protected by estate woodland and hedges and lack of public access</li> <li>Private parkland setting</li> <li>Proximity of A19</li> </ul>	2
<b>Landscape quality score</b>		<b>6</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>Low visual prominence although gateways prominent</li> <li>No prominent views of the buildings of settlement edge can be seen from the wider landscape as screened by the dense attractive mature tree and hedgerow planting and woodland plantations.</li> </ul>	1
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Well vegetated settlement edge with limited views of mainly rooflines</li> <li>Occasional glimpses to conservation area listed buildings through trees on the approach to the village</li> <li>Some of the edge is not accessible due to the settlement edge being bordered by private land</li> <li>The boundaries to the settlement are predominantly walls and fences with some hedgerows and trees</li> </ul>	3
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Highly distinctive</li> <li>Occasional glimpses to conservation area listed buildings through trees on the approach to the village</li> <li>Locally distinctive Escrick Estate housing stock on the entrance to the village from the south on the A19</li> <li>Distinctive avenues of mature oaks</li> <li>Mature hedgerows and woodland plantations characterise the landscape and hide the settlement edge</li> </ul>	2
<b>Visual landscape quality score</b>		<b>6</b>
<b>Total</b>		<b>12</b>

## Escrick 1C: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>No mitigation is suitable to reduce the effect of development on this settlement edge</li> <li>Despite the overall value of the assessment area being low within the range, this is predominantly private estate within a conservation area with a historic park and garden, a number of listed buildings and a designated SINC, development could negatively impact on the settlement edge</li> </ul>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li><b>High sensitivity to development</b> due to conservation area with a number of listed buildings and a designated SINC</li> <li>Development would be difficult due along the settlement edge as would be very visually intrusive and detrimental to the conservation area.</li> </ul>	<b>12</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>No current planning applications relating to this assessment area</li> <li>A significant number of Listed Buildings</li> <li>Conservation Area (2003)</li> <li>SINC</li> <li>SSSI Impact Risk Zones</li> <li>UK BAP Priority Habitat</li> </ul>	

## 12.10 DESIGNATED SERVICE VILLAGE: Hambleton

### 12.10.1 Village Context

Hambleton lies about 4.2 miles west of Selby on the A63 running east to west with a number of secondary roads looping off this giving access to several farms and halls outside the village. Railways run about 0.5km along the east (East Coast Mainline) and north (Selby to Leeds route) side of the village. Trains when present are clearly visible from the village settlement edge. A national grid power line runs between the railway and the north of the village. The village has developed out from a central core of older properties mainly to the east and west and a large central section is not developed especially on the southern side near the school. Separated from the east end of the settlement lies a recreation ground. Separated from the settlement to the south lies a well maintained cemetery. Due south 6.7 km, is Eggborough power station clearly visible on the flat horizon.

### 12.10.2 Village Description

The village is in the Local Character Area (LCA), Hambleton Sandstone Ridge, the smallest of the Selby District landscape character areas. This distinctive ridge is formed by an island of Bunter sandstone and has two wooded hills, Brayton Barff (55m) and Hambleton Hough (35m) sitting in very gently undulating arable farmland. The village lies on the edge of this in low lying almost flat arable landscape. Hambleton Hough lies within 0.5km to the south and is covered by mixed broad leaved and deciduous woodland. It is managed locally by the Wildlife Habitat Protection Trust. Hambleton Hough and the land around leading up to Field Lane just south of the settlement edge, is designated as a Locally Important Landscape Area in Selby LDP ENV 15.

There are 5 Grade II Listed Buildings within the village which has been extended by mainly 20C housing. Outside the village Gateforth Hall (Grade II\* Listed Building) lies at the Southern foot of Hambleton Hough and its parkland estate extends around the Hough to the west towards the village. Other historical features include a pinfold at junction of Common Lane and the A63, a historic holding for stray stock, a malt kiln on Chapel street and

various dwellings around the village that are historic. There has been recent development of housing off Station Road to the north side of the village.

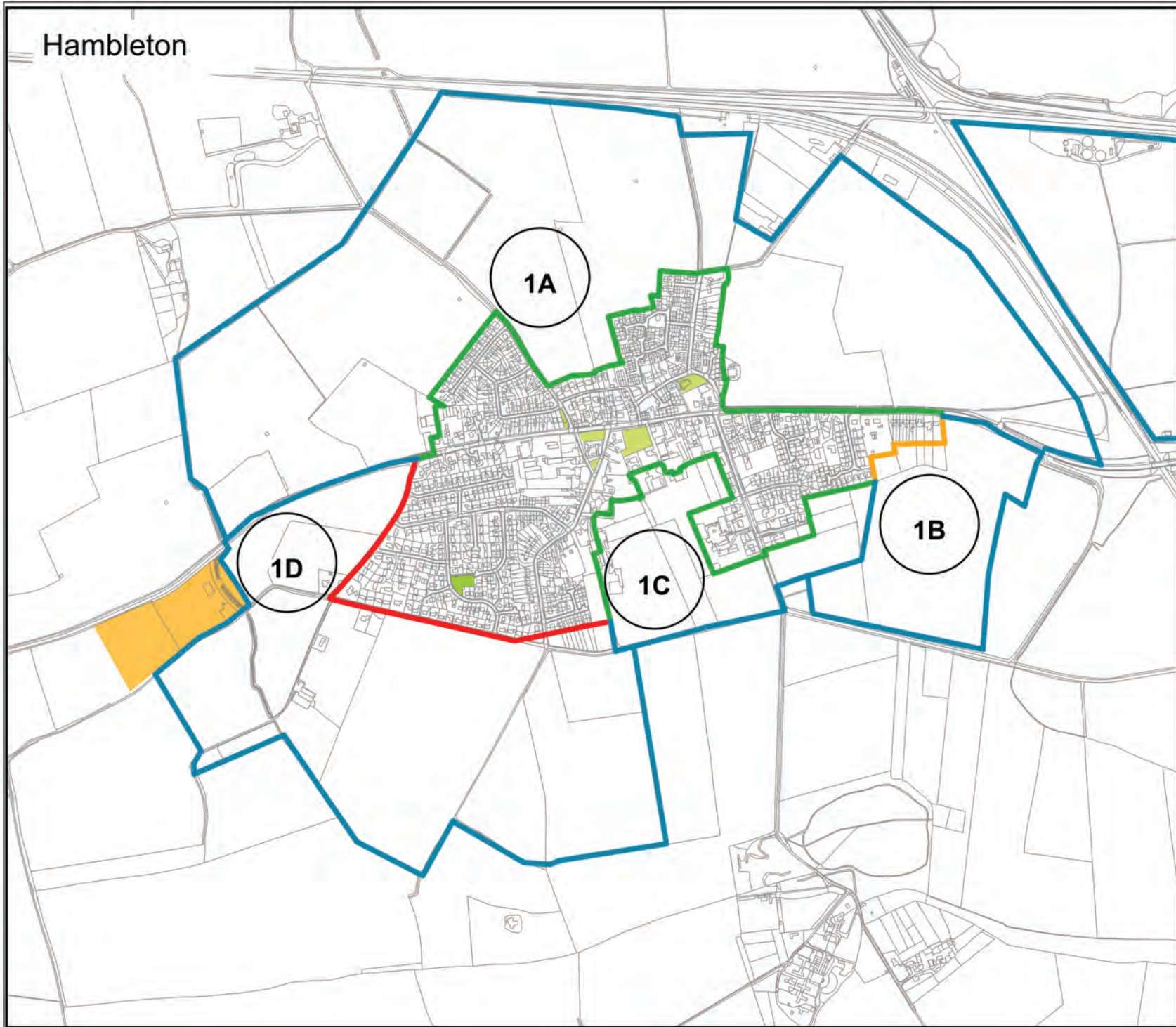
There are no PRow leaving the settlement boundary but the large number of small roads leading from Hambleton lead to PRow including 2 bridleways in the wider landscape. There are good links to local settlements in most directions unhindered by the railways and notably to Hambleton Hough.

There is a recreation space with football pitches to the east of the settlement with hedge and tree boundary away from the settlement edge. The primary school lies centrally on the settlement edge. Green field, owned by White House Farm is valued as a community asset (DSV workshop 8 July 2015).

The arable land is mainly rectilinear and normally without hedges but sometimes with small to medium trees spaced irregularly along the boundary. Other than the wooded Hambleton Hough there are a few groups of more mature trees and hedges along boundaries in the landscape to the north of Mill Lane/Field Lane and within shelter belts of trees and shrubs screening the junction of the railway lines and the road bridge. The cemetery, recreation ground and some isolated houses and farms have hedges and trees along their boundaries. There are managed watercourse drains leading east out of the village along the A63 and from the north side.

RESULTS OF SETTLEMENT SETTING ASSESSMENT				
Settlement Setting Area	Settlement Fringe Quality	Impact of Settlement extensions	Total Assessment Score	Sensitivity to Development
1A	2	3	5	Low
1B	5	5	10	Medium
1C	2	4	6	Low
1D	6	7	13	High

# Hambleton



## Legend

### Settlement Setting Assessment Areas

#### Type

-  Important to protect from development
-  Moderate importance to protect from development
-  Least important to protect for development
-  Settlement Assessment Edge
-  SINC
-  Historic Parks & Gardens
-  Local Amenity Spaces (Inc. Village Greens, Allotments & Church Yards)
-  Recreation Open Spaces (Inc. Sports Pitches & Playing Fields)
-  Traditional Orchards
-  SSSIs



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## Hambleton 1A: Settlement Setting Assessment Area:

Land north of Hambleton above Old Lane and including all land outside the settlement edge above the Main road the A63. It is part of the LCA: Hambleton Sandstone Ridge and typical in that it is gently undulating arable farmland. It includes wide open mainly large arable farmland with few significant belts of trees and hedges except those associated with the development edge or occasional properties in the landscape. Hambleton

Hough and its woodland is significant visually but on the other side of the village. The housing line is varied and very indented towards the old centre from the north.



*View from Common Lane across the north of the settlement to station view*



*View from Common Lane to back of Kingston Drive and Barr Lane*



*View from Common Lane with pylons and settlement*



*View from Scalm Lane back to settlement*

## Hambleton 1A: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Common Place mainly large slightly rolling rectilinear mostly open arable farm land with areas of smaller fields and some grazing near to railway intersection and near to farm on Common Lane</li> <li>• Recreation land with football pitches off B63 separated from settlement by one large arable field and with hedge and tree boundary</li> <li>• Settlement edge indented towards the middle of this area</li> <li>• Hambleton Hough, a low hill with mixed deciduous and coniferous woodland, is prominent and a locally distinctive landmark in the adjacent landscape</li> <li>• Locally visually significant copses of trees around road and rail intersections</li> <li>• National Grid pylons cross south east to north west across arable land</li> <li>• Rail network highly visible when trains pass as at level with the area to the north</li> <li>• Mature trees and hedgerows around outlying properties and a few field boundaries</li> <li>• Recent housing development off Station Road</li> <li>• East coast mainline railway running to east of this area</li> <li>• Main drain running alongside of B63 on both sides of village</li> <li>• Views to Fox Carr wood in the north</li> </ul>	0
Public accessibility	<ul style="list-style-type: none"> <li>• Access via minor roads and tracks to PROW a short distance from the settlement edge.</li> <li>• Links to wider outlying PROW network northwards would necessitate crossing railway line – warnings against doing this at crossing points</li> <li>• Recreation ground to East of settlement</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Train lines interrupt tranquillity</li> <li>• B63 interrupts tranquillity</li> <li>• Indented settlement edge means areas within the indent do not feel remote</li> </ul>	1
<b>Landscape quality score</b>		<b>2</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• Existing settlement edge prominent in the gently rolling arable landscape though restricted accessibility to areas from which to view it due to railway</li> <li>• View in medium distance from Hambleton Hough</li> <li>• Views to settlement edge obscured by lines of trees in limited areas around Station Road and Scalm Lane</li> <li>• Views mainly from railway and roads running up to it.</li> <li>• Views from Common Road restricted by trees and distance in the landscape</li> <li>• Views from B63 east and west partially restricted by trees</li> <li>• Mature lines of Lombardy Poplars off Main Road screen some views</li> </ul>	1

## Hambleton 1A: Settlement Setting Assessment Area:

Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Area partially developed and boundary indented with some outlying properties and facilities that could be linked to the settlement by development</li> <li>• Most of the settlement boundary on the north side predominantly hard with some shrubs and trees</li> <li>• Commonplace housing - mainly brick with red pan tiles</li> <li>• No listed buildings on settlement edge but some older properties visible</li> <li>• One property to north on Scalm Lane well screened with trees</li> </ul>	1
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Settlement edge commonplace with no distinctive features</li> </ul>	1
<b>Visual landscape quality score</b>		<b>3</b>
<b>Total</b>		<b>5</b>



## Hambleton 1A: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Development could be mitigated by being within the central area between Station Road and Kingstone Drive and not extending further north</li> <li>• Development could be mitigated in regards to views in to the village by retention and improvement of existing copses, hedgerows ditches and trees and the planting and maintenance of new hedgerows and trees of similar species mix.</li> <li>• Use of building colour and styles that reflect the historical core buildings has potential to improve the village aesthetic</li> <li>• Development should be brick (colours to match existing reds) 1 and 2 storey buildings with grey or red tile roofs. Limestone is not be excluded as is used in some of the older properties in the settlement but would not fit with the existing edge in this area of the village without care in design of boundaries between building styles.</li> <li>• Access for pedestrians should consider maintaining routes (not only PRow) improving rights of way and improving signage.</li> </ul>	
<p><b>Conclusion</b></p>	<p><b>Area least important to protect or enhance from development</b></p> <ul style="list-style-type: none"> <li>• Development in the area between Station Road and Kingstone Drive would result in a more compact visually balanced settlement and make almost no difference to the view of the settlement from outside the settlement</li> <li>• The existing settlement edge is largely commonplace and the use of well designed development could compliment or enhance the existing</li> <li>• Recent development off Station Road could be extended</li> <li>• Views in to the settlement are limited by the railway</li> <li>• Development under and past the power lines would also be nearing the railway and there is merit in keeping the village settlement boundary south of this line which would still provide scope for development</li> <li>• Development east from Barr Lane would be potentially more intrusive to the wider landscape - other sites would have a lower impact. In the case of development here it is important to accommodate existing tree belts and hedges in to the outer edge of development and plant and maintain new shrubs and trees to guard against death of existing trees at over maturity</li> <li>• Development to the east could link the outlying recreation ground with the village in which case improvement to provision of safe pedestrian access should be considered</li> </ul>	<p><b>5</b></p>
<p><b>NOTES</b></p>	<p>Area not in flood plain Outline planning sought for residential and retail development with all matters reserved for SHLAA site off B63 to west of village</p>	

## Hambleton 1B: Settlement Setting Assessment Area:

Land south east of Hambleton between Field Lane and back of houses off Richardson Court and Garforth Court. It is part of the LCA: Hambleton Sandstone Ridge gently undulating arable farmland. Hambleton Hough and its woodland is significant visually and near this side of the village. The housing line is staggered becoming further from Field Lane at eastern end of the village. The last section of housing is a single row south of the B63

with very long back gardens. Adjacent to the settlement edge are some smaller field patterns



*View from A63 at start of settlement*



*View from Field Lane to settlement edge*



*View from Field Lane looking towards cemetery and Gateforth Court*



*View within cemetery*

## Hambleton 1B: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Common place very large scale, open, rectilinear arable farm land with smaller scale arable and very large gardens to settlement edge</li> <li>• Settlement edge follows back garden boundaries to north side and is open to Field Lane to south</li> <li>• Hambleton Hough, a low hill with mixed deciduous and coniferous woodland, is prominent and a locally distinctive landmark in the adjacent landscape</li> <li>• Few mature trees on some boundaries and few well managed hedgerows mainly to northern and eastern perimeter of area</li> <li>• Recently small housing development off Garforth Court</li> <li>• Land near to Locally Important Landscape Area over Field Lane</li> <li>• Land adjacent to well maintained cemetery with mature trees to boundary</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>• Access via roads and tracks associated to the settlement</li> <li>• Links to wider outlying PROW network via minor roads and tracks</li> <li>• Cemetery adjacent to this area</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Settlement very visible with limited screening</li> <li>• B63 and Field Lane create interruption especially to the north east of the site</li> </ul>	2
<b>Landscape quality score</b>		<b>5</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• Existing settlement edge prominent but distant from Field Lane which carries mainly local traffic.</li> <li>• Close view of settlement edge from busy B63 to start of existing settlement when approaching from the east but most of area hidden from B63 by existing development</li> <li>• Clear but distant view from Hambleton Hough of settlement edge</li> <li>• Views to settlement open with open farmland leading up to the edge of this area – some hedges within assessment area break up the view across the farmland</li> </ul>	2
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Settlement edge varied between back gardens (some very large) most with well developed hedges,</li> <li>• Buildings mainly large detached brick houses,</li> <li>• No listed buildings on settlement edge</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Settlement edge commonplace with no distinctive features</li> </ul>	1
<b>Visual landscape quality score</b>		<b>5</b>
<b>Total</b>		<b>10</b>

## Hambleton 1B: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Development could be mitigated in regards to views in to the village by retention and improvement of existing hedgerows and trees and the planting and maintenance of new hedgerows and trees of similar native species mix. Refer to conservation plan at Hambleton Hough for complimentary choice of species of trees and consider small groups of trees to break up the building lines</li> <li>• Use of building colour and styles that reflect the historical core buildings has potential to improve the overall village aesthetic</li> <li>• Development should be brick (colours to match existing reds) 1 and 2 storey buildings with grey or red tile roofs. Limestone is not be excluded as is used in some of the older properties in the settlement but would not fit with the existing edge in this area of the village without care in design of boundaries between building styles.</li> <li>• Access for pedestrians should consider maintaining routes (not only PRow) improving rights of way and improving signage.</li> <li>• Maintaining a staggered settlement edge similar to current situation enables fitting Hambleton to fit into the gently rolling landscape</li> </ul>	
<b>Conclusion</b>	<p><b>Moderate importance to protect from development</b></p> <ul style="list-style-type: none"> <li>• Development to extend the settlement towards Field Lane may be considered as long as mitigated by the above and not large in scale.</li> <li>• Large scale development to the farmland would reduce the setting of Hambleton Hough and reduce its prominence as a local landmark in the wider countryside.</li> <li>• Although the views and settlement edge are commonplace within Selby District the existing boundary of long back gardens and staggered boundary line makes and appealing approach to the village from the east</li> <li>• Boundaries with trees, hedges and significant gardens are worth protecting as significant in the context of this village and landscape.</li> <li>• Views in to the settlement are important from Hambleton Hough especially and the external boundary should have substantial trees and shrubs and species choice in part should compliment conservation plan at the Hough</li> </ul>	<b>10</b>
<b>NOTES</b>	<p>Area not in flood plain            SHLAA site to western part next to cemetery            Discarded Scheme for Hambleton bypass would have taken the B36 traffic along this settlement edge</p>	

## Hambleton 1C: Settlement Setting Assessment Area:

Land south and central to Hambleton between Gateforth Lane (and the back of the primary school) and the back of properties off Chapel Street. It is part of the LCA: Hambleton Sandstone Ridge gently undulating arable farmland. Hambleton Hough and its woodland is significant visually and near by on this side of the village. The housing line is varied and very indented towards the old centre from the south.



*View from Mill Lane looking North*



*View from Mill Lane to land with Planning permission*



*View at junction Gateforth Lane by cemetery*



*View from Hambleton Hough back to settlement*

## Hambleton 1C: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Common place, small scale, rectilinear arable farm land and grass land surrounded on three sides by settlement edge including farms and school</li> <li>• Settlement edge follows around the perimeter of school grounds and back garden boundaries</li> <li>• Hambleton Hough, a low hill with mixed deciduous and coniferous woodland, is prominent and a locally distinctive landmark in the adjacent landscape</li> <li>• Mature trees and well managed hedgerows within parts of the site and around some of the edge</li> <li>• Part of the land in disuse before expected housing development</li> <li>• Land near to Locally Important Landscape Area over Field Lane</li> <li>• Land adjacent to well maintained cemetery with mature trees to boundary</li> </ul>	1
Public accessibility	<ul style="list-style-type: none"> <li>• Access via roads and tracks associated to the settlement</li> <li>• Links to wider outlying PROW network via minor roads and tracks</li> <li>• School and school grounds within this area</li> <li>• Cemetery adjacent to the area</li> <li>• DSV Growth Consultation summer 2015 identified field in central area as important for amenity but privately owned</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Settlement edge on three side means this area does not feel remote but part of the settlement</li> </ul>	0
<b>Landscape quality score</b>		<b>2</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• Existing settlement edge prominent from within the settlement</li> <li>• Clear view from Hambleton Hough as relatively close compared to elsewhere in settlement</li> <li>• Views to settlement edge largely open with open farmland leading up to the edge of this area – some hedges within assessment area break up the view across</li> <li>• Views from Mill Lane (mainly local traffic)</li> </ul>	2
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Settlement edge very varied between back gardens (some very large)- most with well developed hedges, farm buildings with fencing and school grounds</li> <li>• Buildings varied between large detached brick houses, modern farm buildings, and school</li> <li>• No listed buildings on settlement edge</li> </ul>	1
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Settlement edge commonplace with no distinctive features</li> </ul>	1
<b>Visual landscape quality score</b>		<b>4</b>
<b>Total</b>		<b>6</b>

## Hambleton 1C: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Development within this area is an important area within the central part of the village and should be designed considering all amenities of the village and be in response to local consultation</li> <li>• Development should create some public space central to the village to mitigate the loss of space considered an amenity – design brief for this space to be decided through local consultation – potential further long term benefit if this could be next to school grounds</li> <li>• Potential to extend school grounds as part of the development - sports field and/or room for school expansion</li> <li>• Development could be mitigated in regards to views in to the village by retention and improvement of existing hedgerows and trees and the planting and maintenance of new hedgerows and trees of similar native species mix. Refer to conservation plan at Hambleton Hough for complimentary choice of species of trees and consider small groups of trees to break up the building lines</li> <li>• Use of building colour and styles that reflect the historical core buildings has potential to improve the overall village aesthetic</li> <li>• Development should be brick (colours to match existing reds) 1 and 2 storey buildings with grey or red tile roofs. Limestone is not be excluded as is used in some of the older properties in the settlement but would not fit with the existing edge in this area of the village without care in design of boundaries between building styles.</li> <li>• Access for pedestrians should consider maintaining routes (not only PRoW) improving rights of way and improving signage.</li> </ul>	
<b>Conclusion</b>	<p><b>Area least important to protect or enhance from development</b></p> <ul style="list-style-type: none"> <li>• Development in the area off Gateforth Lane and at back of Hambleton CE Primary school across to the back of Chapel Street is an opportunity to create a more compact visually balanced settlement without making a significant difference to views from outside the settlement as long as mitigation measures above are taken</li> <li>• The existing settlement edge is largely commonplace with well managed hedgerows along large back gardens and farm buildings - the use of well designed development could compliment or enhance the existing visual amenity</li> <li>• Development should take account the need for amenity green space in Hambleton and consider the relationship to the central zone of the village, and the potential for development that could improve the setting of the school</li> <li>• Important views in to settlement from Hambleton Hough - external boundary should have substantial trees and shrubs and species choice in part should compliment conservation plan at the Hambleton Hough</li> <li>• There is a risk that piecemeal development of this area would result in a loss of amenity and the opportunity to make significant improvements for the amenity of the village would be permanently lost</li> </ul>	<b>6</b>
<b>NOTES</b>	<p>Area not in flood plain            Full planning sought for residential development to west edge of this study area            Whole of site is SHLAA site            Discarded Scheme for Hambleton bypass would have taken the B36 traffic along this settlement edge.</p>	

## Hambleton 1D: Settlement Setting Assessment Area:

Land south of Westcroft Lane and Mill Lane. It is part of the LCA: Hambleton Sandstone Ridge and typical in that it is gently undulating arable farmland. It includes wide open mainly large arable farmland with few significant belts of trees and hedges except those associated with the development edge or occasional properties in the landscape. Hambleton

Hough and its woodland is significant visually and as an amenity in the wider landscape south east of this area. The few houses beyond the existing settlement boundary are well screened.



*View from edge of recreation ground to west side of Hambleton*



*View from edge of Hambleton Hough to Southern settlement edge*



*View from edge of recreation ground to Westcroft Lane*



*View west along Westcroft Lane on Settlement Boundary*



## Hambleton 1D: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Fairly flat topography though beginning to roll a little to the south</li> <li>Large rectilinear open arable farm land,</li> <li>Hambleton Hough, a low hill with mixed deciduous and coniferous woodland, is prominent in the adjacent landscape and a small copse of trees in adjacent landscape</li> <li>Trees and hedgerows on the settlement edge of front gardens and community facilities</li> <li>Two short field boundaries of the columnar Lombardy Poplar give variation to the skyline</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>Access via minor roads and tracks to PROW a short distance from the settlement edge with links to wider outlying PROW network with access to a number of outlying villages and Hambleton Hough</li> <li>PrOW links through parkland associated with Gateforth Hall (Grade II* Listed Building)</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Fairly tranquil and a feeling of remoteness being away from the main road and having the benefit of the wooded Hough.</li> </ul>	2
<b>Landscape quality score</b>		<b>6</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>Existing settlement edge prominent and a sharp divide in the almost flat arable landscape</li> <li>View in medium distance from Hambleton Hough</li> <li>Views to settlement edge from south west obscured by lines of trees in the landscape around the edge</li> <li>Roads run along the settlement boundary</li> <li>Hedges, shrubs and trees of the front gardens along Westcroft Lane and Mill Lane partially screen the housing on the settlement edge</li> <li>Mature lines of Lombardy Poplars off Westcroft Lane and off Main Road screen some views</li> <li>Edge of settlement protrudes further in to the countryside at this point than elsewhere on the southern boundary</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Already the most prominent developed area of the settlement</li> <li>Arable farmland south of the settlement important as leaves long clear views of the local landmark Hambleton Hough</li> <li>Westcroft Lane becoming Mill Lane, a moderately quiet local road, defines a clear settlement edge</li> <li>Attractive front garden boundaries - hedges, shrubs and trees along Westcroft Lane and Mill Lane</li> <li>Commonplace housing brick mainly detached</li> <li>No listed buildings</li> <li>One property to south side of Westcroft Lane is well screened with trees</li> </ul>	3
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Settlement edge commonplace with no distinctive features</li> <li>Views from the Hough and Garforth Hall parkland to the village were visible through the trees</li> <li>Close view of mature gardens on settlement edge visible from roads</li> </ul>	1
<b>Visual landscape quality score</b>		<b>7</b>
<b>Total</b>		<b>13</b>

## Hambleton 1D: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>No mitigation possible regarding the effect of development south of the village at reducing the setting for Hambleton Hough which is prominent in the landscape because of the clear views across the landscape in this area.</li> <li>Development could in part be mitigated in regards to views in to the village if modest in scale by retention and improvement of existing copses, hedgerows ditches and trees and the planting and maintenance of new hedgerows and trees of similar species mix.</li> <li>Use of building colour and styles that reflect the historical core buildings has potential to improve the village aesthetic</li> <li>Development should be brick (colours to match existing reds) 1 and 2 storey buildings with grey or red tile roofs. Limestone is not be excluded as is used in some of the older properties in the settlement but would not fit with the existing edge in this area of the village without care in design of boundaries between building styles.</li> <li>Access for pedestrians should consider maintaining routes (not only PRoW) improving rights of way and improving signage.</li> </ul>	
<p><b>Conclusion</b></p>	<p><b>Moderate/important to protect from development</b></p> <ul style="list-style-type: none"> <li>Development to extend the settlement edge south of Mill Lane and Westcroft lane in this area would further imbalance the shape of the settlement</li> <li>Development in to the farmland south would reduce the setting of Hambleton Hough and reduce its prominence as a local landmark in the wider countryside.</li> <li>Although the views and settlement edge is commonplace within Selby District the presence of a well established long boundary with trees, hedges and significant gardens is worth protecting as significant in the context of this village and its landscape</li> </ul>	<p><b>13</b></p>
<p><b>NOTES</b></p>		

## 12.11

# DESIGNATED SERVICE VILLAGE: Hemingbrough

### 12.11.1 Village Context

Hemingbrough lies about 5 miles to the east from Selby. The River Ouse meanders to the west of the village (0.3 miles). The A63 (Hull Road) lies to the north side connecting Selby and Howden. Local road connections run to South Duffield and two small lanes lead south towards the River Ouse. The only river crossing is via the A63 to access villages south of the river. The village has a compact shape with some linear development along the north side of the A63. School Road is the main entrance road from the A63 and runs through the middle of the settlement. The village is surrounded by mainly common place arable fields and some small outlying copse areas.

### 12.11.2 Village Description

The settlement falls mainly within the Local Landscape Character Area of the Wharfe-Ouse River Corridor (south side of A63) with flat, open, heavily drained arable farm land on the valley floor and areas of smaller scale mixed farmland adjacent to the edges of the village. The River Ouse meanders and has grassy flood embankments that partially separate the river from the surrounding landscape. To the north of the A63 the very small areas of settlement along the main road falls within the LCA of the East Selby Farmland. This land is predominantly flat arable farmland, medium in scale with frequent lines of hedgerows and a strong pattern of enclosure.

The land to the west and south of the village falls within flood zone 3b floodplain with areas to the east in flood zone 2. The village is within flood zone 1 including fields immediately to the south of the village.

There are a number of short PRoW linking between roads to the north of the village and a couple of paths (west and south side) linking the village to the Trans Pennine Trail running along the side of the River Ouse.

There are listed buildings located along Main Street (4 number) with the Church of St Mary the Virgin (Grade I) being the most notable and a key feature in the village and wider landscape having a distinctive tall spire.

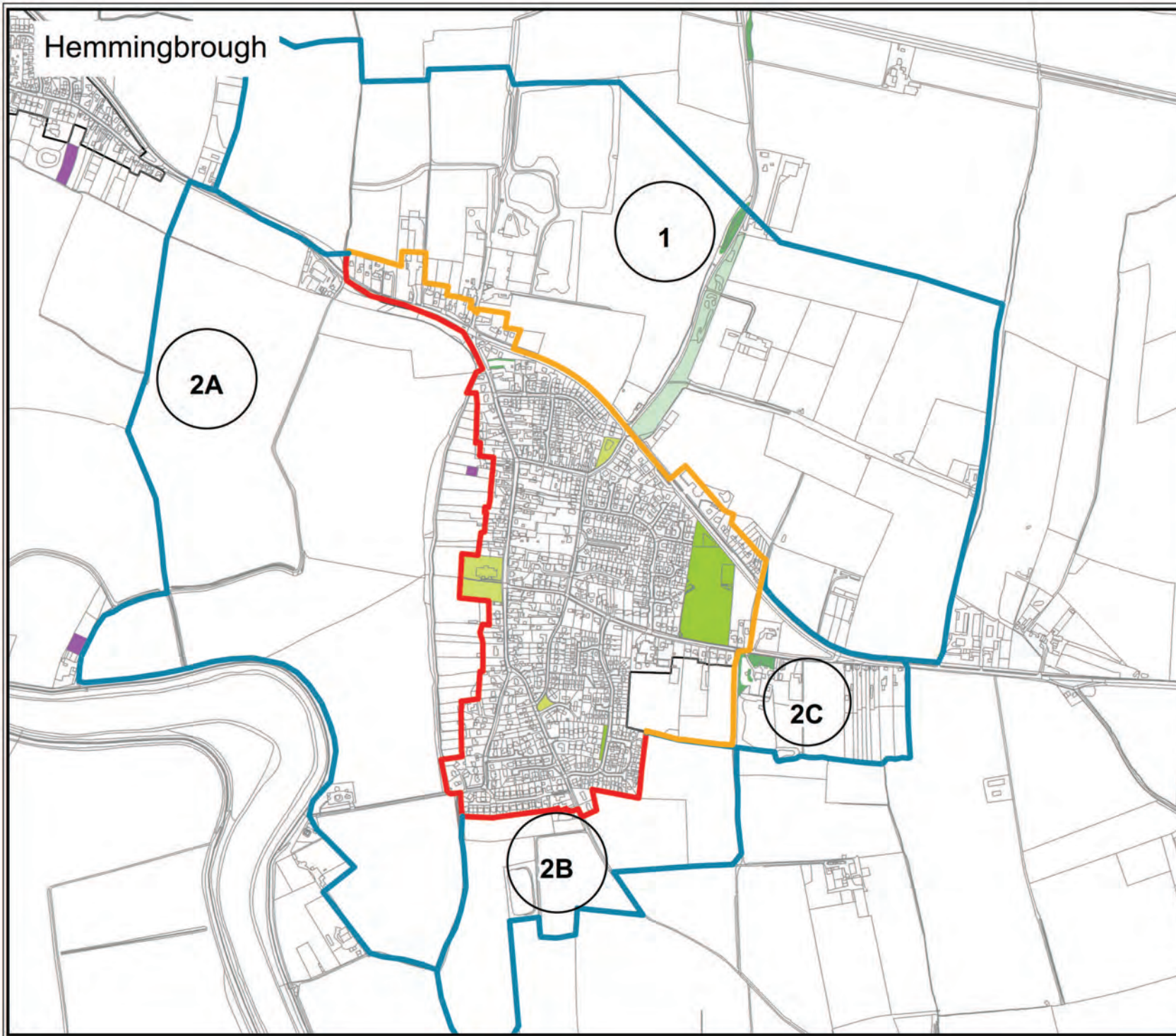
There is a conservation area including Main Street and an area of long garden plots which run west to the Oldways Lane, a distinctive track and drainage dyke running along the west side of the village following the old course of the River Ouse. This is a very distinctive landscape area.

Buildings are mainly residential with Victorian red brick and rendered cottages along Main Street and occasional larger stone/brick built houses. The majority of properties are post war housing, nearly all two storey or bungalows, majority semi-detached with tiled pitched roofs, mix of brick types and colours. There is small scale 21C development at the south side on Orchard End, on the west side at Spire View and a number of infill sites. There are a couple of attractive older properties on School lane that form an entrance gateway into the village with associated mature trees.

The village boundaries are predominantly common place with mixed timber fence, hedges and trees to the north, east and south sides side but there is a very distinctive vegetated boundary along the west side. The built form on north, east and south boundary is mainly of straight roof line edges. The western edge is irregular where houses have been built in the original long gardens to varying extents.

There are no environmental designations affecting the village.

RESULTS OF SETTLEMENT SETTING ASSESSMENT				
Settlement Setting Area	Settlement Fringe Quality	Impact of Settlement extensions	Total Assessment Score	Sensitivity to Development
1	5	4	9	Medium
2A	7	9	16	High
2B	6	7	13	High
2C	4	5	9	Medium



**Legend**

**Settlement Setting Assessment Areas**

**Type**

- Important to protect from development
- Moderate importance to protect from development
- Least important to protect for development
- Settlement Assessment Edge
- SINC
- Local Amenity Spaces (Inc. Village Greens, Allotments & Church Yards)
- Recreation Open Spaces (Inc. Sports Pitches & Playing Fields)
- Traditional Orchards
- Tpo\_region

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## Hemingbrough 1: Settlement Setting Assessment Area:

The land to the north of Hemingbrough (north side of A63 ) is predominantly locally commonplace flat arable farmland, medium in scale (field system) with some smaller fields towards the A63 and with frequent lines of hedgerow trees and a strong pattern of enclosure. There are minor roads and public bridleways running due north from the A63. The Hull to York railway line borders this area (0.5 miles to the north). There are a number

of farms (located off Hagg Lane) and the A63. Immediately to the north of the main Street and A63 junction there is a large gravel extraction site and related commercial/industrial activities. There are a small number of residential properties located immediately on the north side of the A63 with mature dense screening vegetation.



*View (south west) of arable land from Hagg Lane*



*View (south west) of arable land from Hagg Lane*



*View (south) from track near Fairfield Farm*



*View (west) from A63 on east side of village*

## Hemingbrough 1: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Flat arable land with mature tree lined field edges predominantly along access routes with isolated short tree lines and individual trees where field boundaries have been removed to consolidate smaller fields</li> <li>Mixed arable land use</li> <li>Strong tree belt along east side of Hagg Lane</li> <li>Edge of settlement houses with long linear gardens</li> <li>Area of gravel extraction but does not detract from wider attractive landscape. Visible water tower.</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>PROW from A63 and linking PROW to Hagg Lane</li> <li>Local nature area to east side of Hagg Lane easily accessible off A63</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Rural setting fairly remote contributed to by well screened farms</li> <li>Some interruption from busy A63 and local traffic on Hagg Lane</li> </ul>	1
<b>Landscape quality score</b>		<b>5</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>View of the settlement edge (south side of A63) from Hagg Lane and PROW is not visually prominent due to dense hedge lines and mature trees. Glimpses of individual houses on north side of A63.</li> <li>Views to settlement only visible where Hagg Lane meets A63.</li> </ul>	1
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Soft edge due to mature hedge and tree planting around the few residential properties</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Common place or few distinctive views over hedgerows and between trees. No distinctive view of settlement</li> <li>Glimpsed views of north side of settlement from PROW</li> </ul>	1
<b>Visual landscape quality score</b>		<b>4</b>
<b>Total</b>		<b>9</b>

## Hemingbrough 1: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Modest development (avoid development more than two storeys) may be mitigated by retention of existing hedge and tree lines</li> <li>• Create new vegetated buffer on outer development edge to screen views of new settlement edge from wider countryside</li> <li>• Small woodland copses should be designed as a feature within the development and also located on the development edge creating a link to the wider landscape character as well as providing screening and integration of the built form</li> </ul>	
<b>Conclusion</b>	<p>Strategic Countryside Gaps Report recommends no further development between Hemingbrough and Cliffe. It is recommended that this approach be applied to development to the east side along the A63.</p> <p>SHLAA sites identified to the south and east sides with some areas on the north side of A63 identified.</p>	<b>9</b>
<b>NOTES</b>	<p>2015 Outline planning for small development granted within the land on settlement edge.</p> <p>SHLAA sites along all the edge up to the main drain.</p>	

## Hemingbrough 2A: Settlement Setting Assessment Area:

The land to the west of Hemingbrough is predominantly locally commonplace flat arable farmland, large in scale (field system). There are very limited and very small in scale remnant hedgerows and tree lines, the landscape is very open and exposed. Newhay Lane a minor road crosses this area linking to farms by the Ouse. There are public footways linking the settlement with Newhay Lane and onto the Ouse. An oldway (PROW)

runs along the western side of the settlement.



*View (north) from Newhay Lane*



*View (south east) from Newhay Lane*



*View (east) from Newhay Lane along PROW*



*View (east) from Newhay Lane*



## Hemingbrough 2A: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Area 1A is predominantly large open arable fields to the settlement edge with outlying farmsteads.</li> <li>Some limited mature and managed hedgerows and tree planting.</li> <li>River Ouse with Trans Pennine Trail link close to southern edge of settlement</li> <li>Area 1A is bound by the A63 to the north and the river to the south.</li> <li>The Oldways track forms a distinctive soft edge to the settlement with smaller field patterns, long residential gardens, minster and pub grounds forming the settlement boundary along the western edge.</li> <li>Hemingbrough Minster distinctive tower and the village water tower are predominant and distinctive features on the skyline</li> <li>This area has flood zone constraints (Zone 3b Functional Floodplain)</li> <li>Wider landscape notable for open views to river, agricultural land/rural setting and powerstation adding distinctive scale to this landscape</li> <li>West side of settlement is a Conservation Area</li> </ul>	3
Public accessibility	<ul style="list-style-type: none"> <li>A single PROW leads from the settlement edge west linking with Newhay Lane and leading onto the wider landscape and TPT alongside of the River Ouse.</li> <li>Oldways (PROW) runs along the west side of the settlement providing an attractive green road route along the side of the settlement.</li> <li>An informal track leads form Landing Lane to the River Ouse.</li> </ul>	3
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Fairly remote and open feeling landscape but with some interruption from the A63</li> <li>Aware of power station</li> </ul>	1
<b>Landscape quality score</b>		<b>7</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>Very distinctive settlement edge viewed from Newhay Lane and PROW approaching settlement</li> <li>Intact distinctive soft edge of 'Oldways' track with views of minster spire rising above trees and glimpses of some rooftops. Settlement edge may be more visible in winter.</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>The 'Oldways' track forms a distinctive soft edge with a watercourse, footpath and mature hedgerows with large rear garden plots, hedges/fenced as smaller fields, minster, public house and residential grounds</li> <li>Mix of brick, stone, hedgerows and timber fence boundaries</li> </ul>	3
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Highly distinctive views</li> <li>Landmark buildings and distinctive landscape</li> <li>Oldways, River, Power station and manicured hedgerows</li> </ul>	3
<b>Visual landscape quality score</b>		<b>9</b>
<b>Total</b>		<b>16</b>

## Hemingbrough 2A: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>Very limited scope for mitigation as there is an existing mature green boundary linked to the Oldways that forms a very attractive edge with very distinct buildings including the Minster. This edge could not be replicated and any development to the west would damage the relationship between the settlement edge and the landscape</li> </ul>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li><b>High sensitivity to development</b> due to the very distinctive and attractive existing edge.</li> <li>The site lies within a high risk flood risk zone.</li> </ul> <p>SHLAA sites identified to the south and east sides with some areas on the north side of A63 identified.</p>	<b>16</b>
<b>NOTES</b>	<p>2015 Outline planning for small development granted within the land on settlement edge.</p> <p>SHLAA sites along all the edge up to the main drain.</p>	

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## Hemingbrough 2B: Settlement Setting Assessment Area:

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The land to the south of Hemingbrough is slightly undulating, common place arable land with a few significant hedgerows running across the land and occasional individual trees. The key feature is a large pond fringed with mature trees that has a copse like appearance. There are minor roads and one PROW running south



*View (north) from Landing Lane*



*View (north east) from Landing Lane*



*View (north west) from Barmby Ferry Road*



*View (north) from Grange Road*

## Hemingbrough 2B: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>The area is predominantly medium arable fields with low hedges bordering the south side of the settlement.</li> <li>Some very limited mature and managed hedgerows and tree planting.</li> <li>River Ouse with Trans Pennine Trail link close to southern edge of settlement</li> <li>Area is bound by Landing Lane to the west and Chapel Balk Road to the east</li> <li>Wider landscape notable for open views towards river, agricultural land/rural setting and powerstation adding distinctive scale to this landscape</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>Very well accessible with publically walkable routes out to river and TPT through network of fields</li> </ul>	3
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Fairly tranquil and remote with some sound interruptions (distant sounds)</li> </ul>	1
<b>Landscape quality score</b>		<b>6</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>Facades and rooflines of two storey detached / semidetached houses are very visible with the Minster spire just visible above the rooflines.</li> <li>Slightly softened by manicured hedge to southern edge</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Predominantly hedgerows to the rear of gardens running towards the area.</li> <li>Visible housing edge</li> </ul>	1
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Hedgerows, trees and Minster spire</li> <li>The view is significantly affected by the hard edge of the new development</li> </ul>	3
<b>Visual landscape quality score</b>		<b>7</b>
<b>Total</b>		<b>13</b>

## Hemingbrough 2B: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Modest development (avoid development more than two storeys) may be mitigated by retention of existing hedge and tree lines</li> <li>• Create new vegetated buffer on outer development edge to screen views of new settlement edge from wider countryside</li> <li>• Small woodland copses should be designed as a feature within the development and also located on the development edge creating a link to the wider landscape character as well as providing screening and integration of the built form</li> <li>• Break up form of south edge of any development to avoid a hard settlement edge.</li> </ul>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• High sensitivity to development due to the mixed arable land use with a very open landscape and extensive views.</li> <li>• Development immediately next to Barmby Ferry Road needs to be carefully considered as the land here is elevated.</li> </ul>	<b>13</b>
<b>NOTES</b>	2015 Outline planning for small development granted within the land on settlement edge. SHLAA sites along all the edge up to the main drain.	

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## Hemingbrough 2C: Settlement Setting Assessment Area:

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The land to the east of HeminGbrough is flat land with a small area of arable land, large playing field and garden areas. There is a distinctive landscape pattern formed by the long linear gardens behind the row of semi detached terrace style cottages on the A63, and the large Victorian/Georgian houses (Hemingbrough Hall) that sit either side of the School Road. The

key feature is the numerous mature trees related to the older properties that form a 'green' gate way feature leading into the village.



*View (west) along School Road*



*View (south west) older property*



*View (north) Chapel Bank Road*

## Hemingbrough 2C: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Distinctive row of terraces on approach to village along A63 with strong linear hedgerow pattern</li> <li>• Mature trees and hedges and garden vegetation related to older properties and formal walled frontage to road. Forma gateway entrance into village.</li> <li>• Glimpsed views of architecture and recreational land along School Road by older properties (Hemingbrough Hall)</li> <li>• Open views of settlement edge across recreational ground with houses along south side of School Road</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>• Public access along Chapel Balk Road in the south gives access to wider landscape walks</li> <li>• No designated PROW</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Dominated by local A63 road and interruption from passing traffic</li> <li>• Wider landscape rural views on approach along A63</li> <li>• Private enclosed setting by older properties.</li> </ul>	1
<b>Landscape quality score</b>		<b>4</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• Prominent views of settlement edge along School Lane and across recreational land</li> <li>• Glimpses of spire on approach</li> </ul>	1
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Soft edges due to gardens</li> <li>• Mixture of hedgerows, individual trees, some walls and fenced frontages /rear boundaries</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Glimpses of Minster and mature trees over settlement edge</li> <li>• Mixed rooflines with mixed pattern to edge of settlement</li> </ul>	2
<b>Visual landscape quality score</b>		<b>5</b>
<b>Total</b>		<b>9</b>

## Hemingbrough 2C: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Modest development (avoid development more than two storeys) may be mitigated by retention of existing hedge and tree lines</li> <li>• Create new vegetated buffer on outer development edge to screen views of new settlement edge from wider countryside</li> <li>• Small woodland copses should be designed as a feature within the development and also located on the development edge creating a link to the wider landscape character as well as providing screening and integration of the built form</li> <li>• Break up form of development to avoid a hard settlement edge.</li> </ul>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• Medium sensitivity to development due to the mixed land use with open landscape and extensive views only found on approach along A63</li> <li>• Development immediately next to the older properties and Hemingbrough Hall needs to be carefully considered to avoid any effect on the 'green' gateway entrance.</li> </ul>	<b>9</b>
<b>NOTES</b>	SHLAA sites along east side and either side of A63	



## 12.12

# DESIGNATED SERVICE VILLAGE: Kellington

### 12.12.1 Village Context

Kellington lies about 6 miles to the south west from Selby and is just to the south of the River Aire (0.5 miles) which meanders through the landscape. The village lies just to the north of the main A645 (Eggborough to Knottingley Road) and has local road connections to adjacent villages. Beal is located 1 mile to the west and Eggborough is located 1.5 miles to the south east. There are no direct connections to villages north of the River Aire as there is no river crossing here. The nearest railway connection is at Eggborough. The village has a compact shape and is split into approximately equal sized north and south sections by Eastfield Lane with a slightly separated village area to the south at the bottom end of the High Street. The village church St Edmund is sited (0.3 miles) to the west in open countryside. The village is surrounded by mainly common place arable fields and some small outlying woodland areas.

### 12.12.2 Village Description

The settlement falls within the Landscape Character area of the River Aire Corridor with flat, open, heavily drained arable farm land on the valley floor, small areas of flat wooded farmland (to the east side) and areas of smaller scale mixed farmland adjacent to the edges of the village. The River Aire meanders to the north side of the village and has grassy flood embankments that partially separate the river from the surrounding landscape. The land around and within the village is at flood risk and falls within flood zone 3b with pockets of flood zone 1 to the north west (along low road) and south east (around Eastfield Farm). Most of the village is within flood zone 3a. Green Belt lies to the north west of the village.

There are PRoWs leading away from the village north to the River Aire (linking into wider footpath network) and west and east (to local roads) and one path leading south to Eggborough.

There is only one listed building St Edmund Church and graveyard, a key local landmark, which has locally important views over the surrounding

landscape. The village buildings are predominantly residential with older outlying Victorian red brick houses and farm buildings, occasional stone built houses, the cottage style The Red Lion public house and newer post war housing (majority of properties). Houses are nearly all two storey or bungalows, majority semi-detached with tiled pitched roofs, mix of brick types and colours and generally arranged in cul-de-sacs. There is no uniform built vernacular for the village.

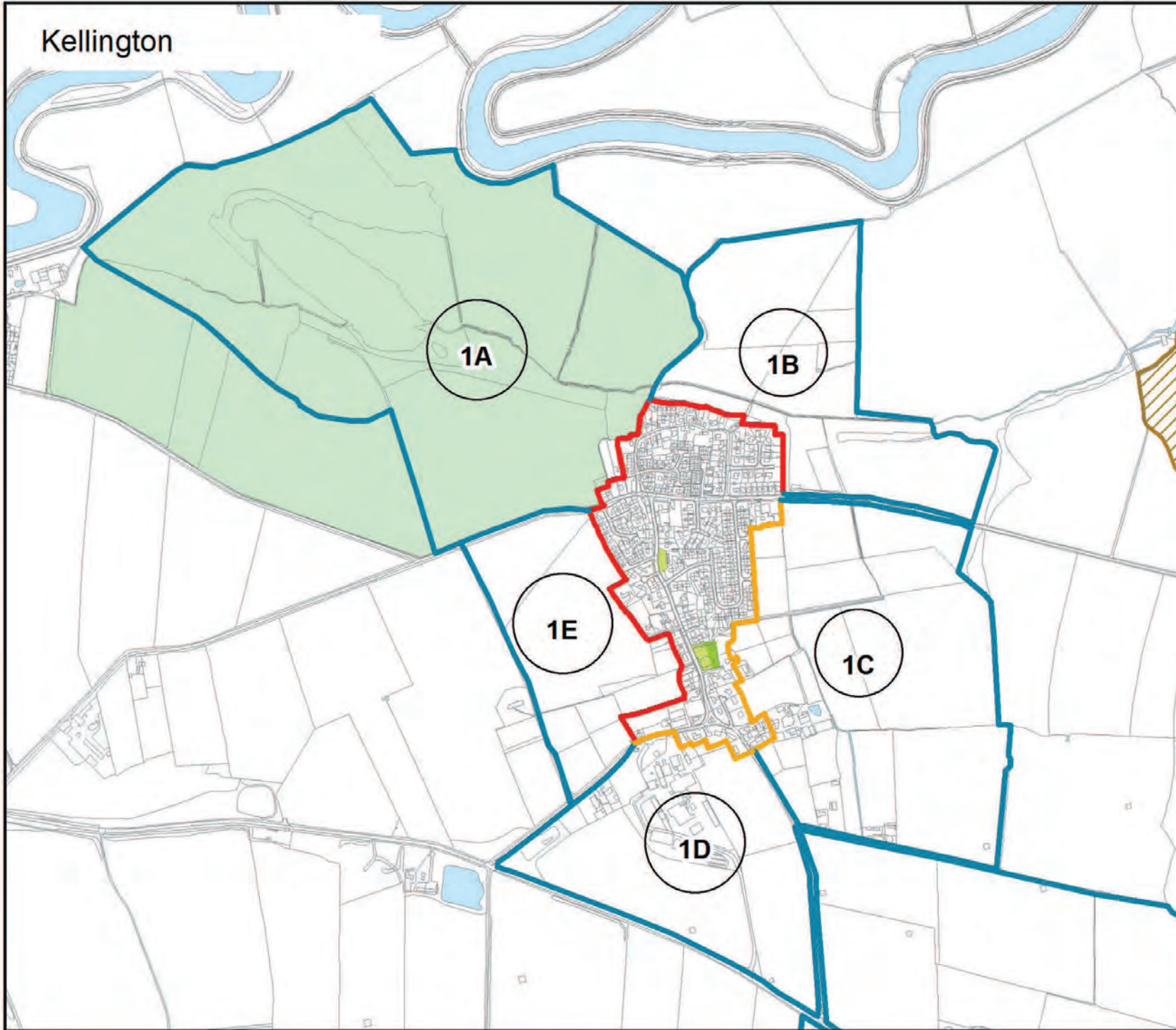
The village boundaries are predominantly common place with mixed timber fence, hedges and trees to the north side and similar to the south side but with low brick and stone wall boundaries associated with older properties.

The built form has mainly straight roof line edges along the west and east sides with a more irregular form along the north side and much more irregular where properties are arranged around the road junction between Main Street and Broach Lane. This end of Kellington has a much more traditional feel although many of the properties are post war.

There is one Scheduled Ancient Monument to the east side of the village but no other notable features adjacent to the village.

RESULTS OF SETTLEMENT SETTING ASSESSMENT				
Settlement Setting Area	Settlement Fringe Quality	Impact of Settlement extensions	Total Assessment Score	Sensitivity to Development
1	6	7	13	High
1B	6	6	12	High
1C	5	6	11	Medium
1D	3	5	8	Medium
1E	7	6	13	High

# Kellington




## Legend

### Settlement Setting Assessment Areas

#### Type

-  Important to protect from development
-  Moderate importance to protect from development
-  Least important to protect for development
-  Settlement Assessment Edge
-  SINC
-  Scheduled Monument
-  Local Amenity Spaces (Inc. Village Greens, Allotments & Church Yards)
-  Recreation Open Spaces (Inc. Sports Pitches & Playing Fields)
-  Tpo\_region

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## Kellington 1A: Settlement Setting Assessment Area:

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The land to the north west of the village is mainly flat arable land that has an irregular shaped field pattern due to the sinuous River Aire (to the north) and numerous ditches that drain this area to a central lower lying Ings water body. There is a semi natural unimproved grass land area around this Ings water body with occasional scrub vegetation. The arable fields are bounded with intermittent hedges and occasional line of trees.



*View south from PROW (north side of Kellington)*



*View north from Lunn Lane across to Beal Carr (G1)*

## Kellington 1A: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Predominantly large scale arable but with irregular pattern and shape of fields strongly dictated by the sinuous shape of the River Aire that flows to the north</li> <li>Characterised by Beal Carr and River Aire Corridor to the wider landscape</li> <li>Attractive open landscape</li> </ul>	3
Public accessibility	<ul style="list-style-type: none"> <li>PROW access to area via footpath running north from village to River Aire and then across land to north of Beal Carr and on to Beal to the west.</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Fairly tranquil and remote with extensive open landscape in all directions</li> </ul>	2
<b>Landscape quality score</b>		<b>6</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>Visually prominent from nearby (less so from distance) though softened by field and track edge tree lines, boundary hedges and garden trees.</li> <li>Flood bund visible to north west corner of village</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Mixed timber edge to settlement with some hedgerows and trees</li> <li>Quite a hard edge along this study area when viewed from close up</li> </ul>	1
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Distinctive view of the settlement and Eggborough power station</li> <li>Rooflines visually prominent as land rises towards the village</li> </ul>	3
<b>Visual landscape quality score</b>		<b>7</b>
<b>Total</b>		<b>13</b>

## Kellington 1A: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Create new vegetated buffer on outer development edge to screen views of new settlement edge from wider countryside</li> <li>• Irregular settlement edge with housing units not forming a strict building line but juxtapositioned creating varied building line of frontage and gable ends</li> </ul>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• Medium sensitivity to development due to the arable land use with a relatively strong landscape pattern of irregular shaped field pattern and Beal Carr</li> <li>• Development immediately to the north of Lunn Lane would be visually intrusive to the wider landscape but could be reasonably screened by hedgerow and other screen planting along the development edges</li> </ul>	<b>13</b>
<b>NOTES</b>	<p>SINC covers whole of area. Habitat Priority Habitat Inventory Lowland Fen to whole of area.            SHLAA identifies no proposed housing development in this area            Flood Zone 3b            West Yorkshire Green Belt located immediately to the north west of the village</p>	

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## Kellington 1B: Settlement Setting Assessment Area:

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The land to the north east of the village is mainly flat arable land that has an irregular shaped field pattern due to the ditches that drain this area. The arable fields are bounded with intermittent hedges and occasional line of trees. A large flood defence bund and dyke borders the settlement edge.



*View south east from PROW (north side of Kellington)*



*View west along dyke and flood defence bund north side of Kellington*



*View south of flood defence bund north side of Kellington from PROW*



*View east along flood defence bund north side of Kellington*

## Kellington 1B: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Predominantly arable land with large field patterns</li> <li>Intermittent hedgerows with occasional mature trees, ditches and ponds characterise the wider landscape</li> <li>Hedgerows and trees fairly mature</li> <li>Allotments to settlement edge</li> </ul>	3
Public accessibility	<ul style="list-style-type: none"> <li>A couple of PROW run north from the village leading to routes along the River Aire</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Feels remote and tranquil</li> <li>Very distant interruption and occasional traffic from road</li> </ul>	1
<b>Landscape quality score</b>		<b>6</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>This study areas settlement edge is virtually unseen due to screening vegetation and the flood bank.</li> <li>Glimpses of some gable end and rooftops through planting</li> </ul>	0
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Predominantly hedgerows and fencing</li> <li>Some mature trees</li> <li>Very soft edge</li> </ul>	3
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Distinctive character area formed by views to the church, marsh land Roall plantation</li> </ul>	3
<b>Visual landscape quality score</b>		<b>6</b>
<b>Total</b>		<b>12</b>

## Kellington 1B: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Create new vegetated buffer on outer development edge to screen views of new settlement edge from wider countryside</li> <li>• Irregular settlement edge with housing units not forming a strict building line but juxtapositioned creating varied building line of frontage and gable ends</li> </ul>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• High sensitivity to development due to the arable land use with a relatively strong landscape pattern of irregular shaped field pattern.</li> <li>• Development immediately to the north of Lunn Lane would be visually intrusive to the wider landscape but could be reasonably screened by hedgerow and other screen planting along the development edges</li> </ul>	<b>12</b>
<b>NOTES</b>	<p>SHLAA identifies no proposed housing development in this area            Flood Zone 3b            There is a large Scheduled Ancient Monument to the east (approx. 0.5 miles from settlement edge)            Roall Plantation (to the east of the settlement) is recorded on the National Inventory of Woodland and Trees (England)</p>	



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## Kellington 1C: Settlement Setting Assessment Area:

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The land to the east of Kellington is mainly a flat and slightly undulating arable landscape with an open field pattern (field sizes small compared with wider landscape) and some smaller sized pasture and paddock areas adjacent to the settlement edge. This landscape is locally commonplace managed arable/pasture land with hedgerows running around majority of field boundaries. There is mature hedge and tree lines along Broach Lane

that provides a gate way entrance into Kellington. There is a cluster of newer properties to the east side of Broach Lane and on Manor Farm Close with some older properties on the edges of this area and larger farm units. There are some narrow fields running north of Uppercommon Lane and one large field to the south east corner has had extensive earthworks carried out.



*View west along Roall Lane*



*View south west from Roall Lane*



*View west along PROW*

## Kellington 1C: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Predominantly arable farmland with hedge boundaries and sporadic individual hedge trees. Woodland copse to north east corner of area forming part of Roall Plantation.</li> <li>Large power pylons cross the very south east corner of the area.</li> <li>Mainly flat slightly undulating topography with the land rising towards the east side of Kellington with higher land associated with Manor Garth.</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>PROW route out from the settlement leading out to the woodland copse.</li> <li>No significant wider footpath connection</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Fairly tranquil but with some minor interruption from the local roads.</li> <li>Large power pylons clearly seen to the south.</li> <li>Rural feel with relatively intact hedgerow network.</li> </ul>	2
<b>Landscape quality score</b>		<b>5</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>The view of the settlement edge, from Roall Lane, is not visually prominent towards the south and north ends of the edge due to intervening trees and hedges but to the centre of the edge the building rooflines and upper elevations are more visible due to the rise in landform but fairly well screened (or framed by planting) in most places.</li> <li>From Uppercommon Lane there are very limited views of the settlement edge due to intervening hedge lines. There are also some outlying properties that screen views.</li> </ul>	2
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>The settlement edge is softened by the small paddock fields that extend east from the main settlement edge having hedging that forms a soft edge between arable field and built area.</li> <li>The edge along the rear gardens of Manor Garth is a typical mix of timber fence, short sections of hedge, small trees and groups of shrubs.</li> <li>The edge along the south end has more mature hedge lines and groups of mature trees related to the older properties but a more rustic rural edge around Home Farm.</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Views to the east edge of the settlement is very rural in feel with limited views into the settlement.</li> <li>The settlement is located on higher ground</li> </ul>	2
<b>Visual landscape quality score</b>		<b>6</b>
<b>Total</b>		<b>11</b>

## Kellington 1C: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Large scale development as indicated on the SHLAA plans to the east side of Kellington would require a new vegetated buffer on outer development edge to screen views of new settlement edge from wider countryside.</li> <li>• Irregular settlement edge with housing units not forming a strict building line but juxta-positioned creating varied building line of frontage and gable ends to break up edge of settlement when viewed from wider landscape.</li> <li>• Avoid development more than two storeys</li> <li>• Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals, in particular hedge lines and trees</li> <li>• Small woodland copses should be designed as a feature within the development and also located on the development edge creating a link to the wider landscape character as well as providing screening and integration of the built form</li> </ul>	
<p><b>Conclusion</b></p>	<ul style="list-style-type: none"> <li>• Medium sensitivity to development due to the open arable land use with open views to the surrounding countryside.</li> <li>• Large scale development would be very visually intrusive and detrimental to the open character of this landscape</li> </ul>	<p><b>11</b></p>
<p><b>NOTES</b></p>	<p>SHLAA sites to the east of Kellington. Possible large scale development sites up to 1500+ houses. Flood zone 2 covers majority of land to the east with zone 1 small area to east of Manor Garth and due south of settlement.</p>	

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## Kellington 1D: Settlement Setting Assessment Area:

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The land to the south of Kellington, bordered by Broach Lane to the east, Weeland Road to the south and Whales Lane to the west, is mainly flat but slightly undulating locally commonplace managed open arable land with relatively intact hedgerows running around the fields. There is a hedge line and trees along Broach Lane that forms an attractive entrance to the

village.

The area is dominated by the large agricultural buildings located to the south of Whales Lane, with adjacent Kellington Manor Hotel and newer residential properties at the south end of Main Street.



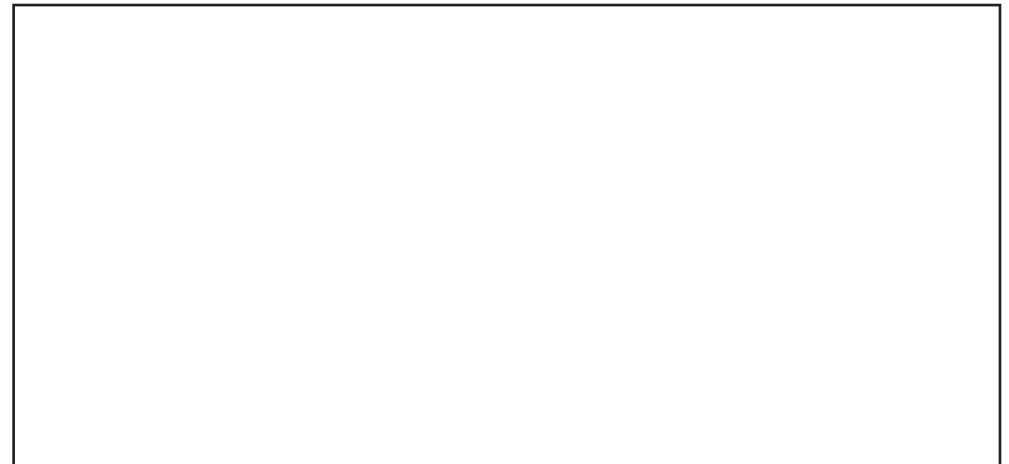
*View north from Broach Lane to settlement edge*



*View north from Weeland Road across large fields towards farm buildings*



*View north east along Whales Lane (Junction with Church Lane)*



*View northeast along Whales lane to settlement edge*

## Kellington 1D: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Flat slightly undulating arable farmland pasture with large single field to the south and smaller fields to east and west sides.</li> <li>• Intact and well maintained hedgerows and trees.</li> <li>• Large farm buildings to the north side form part of the visual edge (although not part of the defined settlement edge)</li> <li>• Large power pylons cross land to south east corner.</li> </ul>	1
Public accessibility	<ul style="list-style-type: none"> <li>• One PROW route leads north west linking Weeland Road with Whales Lane but does not connect with the wider PROW network</li> <li>•</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Fairly tranquil but some interruption from local roads</li> <li>• Rural feel particularly along Broach Lane</li> </ul>	1
<b>Landscape quality score</b>		<b>3</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• View of settlement edge from south side along Broach Lane is limited due to the very mature hedgerows and trees along this road. Edge is fairly prominent towards settlement boundary (where there has been recent new build development) but softened with mature trees and garden vegetation.</li> <li>• Views of the settlement from the west side approaching along Whales Lane are very limited at the south end by high hedges and trees forming very dense screen to isolated private property, mature trees and Kellington Manor Hotel itself blocking views and only glimpsed views of the settlement edge as it is directly approached.</li> </ul>	2
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• The edge is very limited in extent due to the narrow south end of the village. There is a short section of interface with the countryside along the south side of private houses (on south side of Whales Lane and Broach lane) with an irregular settlement boundary comprising wood fencing and low hedges.</li> <li>• The large agricultural buildings to the south side of Whales Lane form a visual barrier, thus Whales lane itself forms the settlement edge.</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• There are no distinctive views into the settlement approaching north along Broach Lane with the settlement only visible once the road side hedges end and the village is entered.</li> <li>• Approaching north along Whales Lane is very similar with the settlement only visible once the road side hedges end and the village is entered.</li> </ul>	1
<b>Visual landscape quality score</b>		<b>5</b>
<b>Total</b>		<b>8</b>

## Kellington 1D: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Large scale development as indicated on the SHLAA plans to the south side of Kellington, located on land along west side of Broach lane, would require a new vegetated buffer on outer development edge to screen views of new settlement edge from wider countryside.</li> <li>• Irregular settlement edge with housing units not forming a strict building line but juxta-positioned creating varied building line of frontage and gable ends to break up edge of settlement when viewed from wider landscape.</li> <li>• Avoid development more than two storeys</li> <li>• Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals, in particular hedge lines and trees</li> <li>• Small woodland copses should be designed as a feature within the development and also located on the development edge creating a link to the wider landscape character as well as providing screening and integration of the built form</li> </ul>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• Medium sensitivity to development due to the open arable land use with open views westwards to the surrounding countryside</li> <li>• Large scale development would be very visually intrusive and detrimental to the open character of this landscape and would damage an attractive entrance to the village approaching north along Broach Lane.</li> <li>•</li> </ul>	<b>8</b>
<b>NOTES</b>	SHLAA sites to the south of Kellington. Flood zone1.	

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## Kellington 1E: Settlement Setting Assessment Area:

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The land to the west of Kellington is mainly flat but slightly undulating locally commonplace managed open arable land with a few hedgerows running across the land. The main hedges run either side of Church Lane. The south end of this area has large paddocks and rough grazing fields.



*View along PROW towards north east*



*View east from Church Lane near St Edmunds Church*



*View east along Lunn Lane*



*View east along Lunn Lane*

## Kellington 1E: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Flat slightly undulating arable farmland with large fields to the north and smaller fields to the south side.</li> <li>• Many good quality, intact and very well maintained hedgerows.</li> <li>• Farms and historically important properties along south side form part of the edge to the south side along Whales lane.</li> <li>• Clear views to power station across landscape. Cooling towers seen above settlement.</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>• One PROW route leads north east linking Church Lane to Lunn Lane but does not connect with the wider PROW network</li> <li>• A second PROW route leads east from St Edmunds Church linking to the settlement edge and links though to PROW on the east side of Kellington. This PROW also leads west to Weeland Road but does not link into a wider PROW network.</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Tranquil on Church Lane with some minor interruption from local roads particularly approaching Lunn Lane and Whales Lane. St Edmunds Church stands in a prominent position isolated from adjacent development and contributes to the feeling of tranquillity in this specific location.</li> </ul>	3
<b>Landscape quality score</b>		<b>7</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• View of the north end of the settlement edge from along Lunn Lane is very prominent with the settlement edge seen rising along the field side.</li> <li>• Views of the settlement edge from along Church Lane and the PROW are partially limited by the slightly undulating land and the low hedge along the road side. Approaching St Edmunds Church intervening hedge lines and trees along the south end of the settlement boundary screen direct views of the settlement.</li> <li>• Approaching along Whales Lane the edge is not visually prominent with mature hedge lines and trees screening the views.</li> </ul>	2
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• On the north side the edge is hard and urbanised with predominantly wood fencing.</li> <li>• On the centre and south side the extended paddock areas have tall hedge boundaries provideing a soft rural feeling edge that helps create a strong visual relationship with St Edmunds Church.</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• On the north side there are clear views of the settlement with the power station clearly seen rising above the village.</li> <li>• On the west side, along Church lane, there are very distinctive views of the settlement with the north end seen settled between vegetated areas and the centre south end mainly screened by intervewning hedges and trees with the power station seen above the occassional roofline.</li> <li>• On the south side along Whales Lane there are no distictive views due to the intervening hedges, mature trees and older outlying properties.</li> </ul>	2
<b>Visual landscape quality score</b>		<b>6</b>
<b>Total</b>		<b>13</b>



## Kellington 1E: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Large scale development as indicated on the SHLAA plans to the west side of Kellington would require a new vegetated buffer on outer development edge to screen views of new settlement edge from wider countryside</li> <li>• Irregular settlement edge with housing units not forming a strict building line but juxtapositioned creating varied building line of frontage and gable ends to break up edge of settlement when viewed from wider landscape.</li> <li>• New development should respond to contours and avoid higher ground towards St Edmund Church.</li> </ul> <p>Development should be avoided in the open landscape between the Church and the rural feeling paddock area to the south east.</p> <ul style="list-style-type: none"> <li>• Avoid development more than two storeys</li> <li>• Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals, in particular hedge lines and trees</li> <li>• Small woodland copses should be designed as a feature within the development and also located on the development edge creating a link to the wider landscape character as well as providing screening and integration of the built form</li> </ul>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• High sensitivity to development due to the open arable land use with open views to the surrounding countryside and particular the River Aire corridor.</li> <li>• Large scale development would be very visually intrusive and detrimental to the open character of this landscape</li> <li>• Development would dramatically change the visual setting of St Edmunds Church which has a strong visual relationship with the surrounding landscape and particularly to the south side of the area.</li> </ul>	<b>13</b>
<b>NOTES</b>	<p>SHLAA sites to the west of Kellington.            Selby District Council DSV Workshop Summary of Engagement 7th July. Land adjacent to St Edmunds Church: Important views to and from the village with old coffin paths. Identified as important space in Local Plan (2005)            St Edmunds Church and grave yard have historic value and date back to 1600 AD.            St Edmunds Church Listed Building and Graveyard.            Flood zone 3b and 1 in parts of area</p>	

## 12.13

# DESIGNATED SERVICE VILLAGE: Monk Fryston and Hillam

### 12.13.1 Village Context

Monk Fryston and Hillam have adjoining village boundaries with Monk Fryston to the North and Hillam to the South and lie to the western edge of Selby District 6 miles west of Selby on the A63 and 1.5 miles east of the A1. Local road connections include within 3 miles, South Milford to the north (with rail connections), Lumby to the west, Hambleton to the east and Burton Salmon to the south. The River Aire lies 3 miles south of Hillam.

### 12.13.2 Village Description

In the Landscape Assessment of the Selby District (1999) the Monk Fryston and Hillam settlements fall within the Local Landscape Character areas of The West Selby Plain to the north (1) the West Selby Ridge - east and west of both villages (2A and 2B) and the River Aire Corridor to the south (3).

The West Selby Plain area of the village has a rural fringe farmland character with flat open low lying farmland, large fields of arable crops with few trees or hedgerows. There are rectilinear field patterns where dikes and ditches often form field boundaries. There is a significant historical character such as the Historic Park and Garden and Conservation Area of Monk Fryston Hall and gardens on the northern edge of the village and the Conservation Areas in the centre of the villages.

There are small areas of Flood Risk Zones 3a and 3b to the north and north west of Monk Fryston.

The West Selby Ridge areas around the centre of the settlements have a rural simple landscape character, with large scale rolling arable farmland, large blocks of woodland, pockets of grasslands, woodlands, scrub, and stream side wetlands of considerable nature conservation interest with narrow limestone winding valleys and exceptional historic legacy.

The River Aire Corridor area of the settlement has a character combining flat open farmland and semi enclosed arable farmland with important

wetlands, diverse marshy grasslands and unimproved neutral grasslands and strategically sited historic villages.

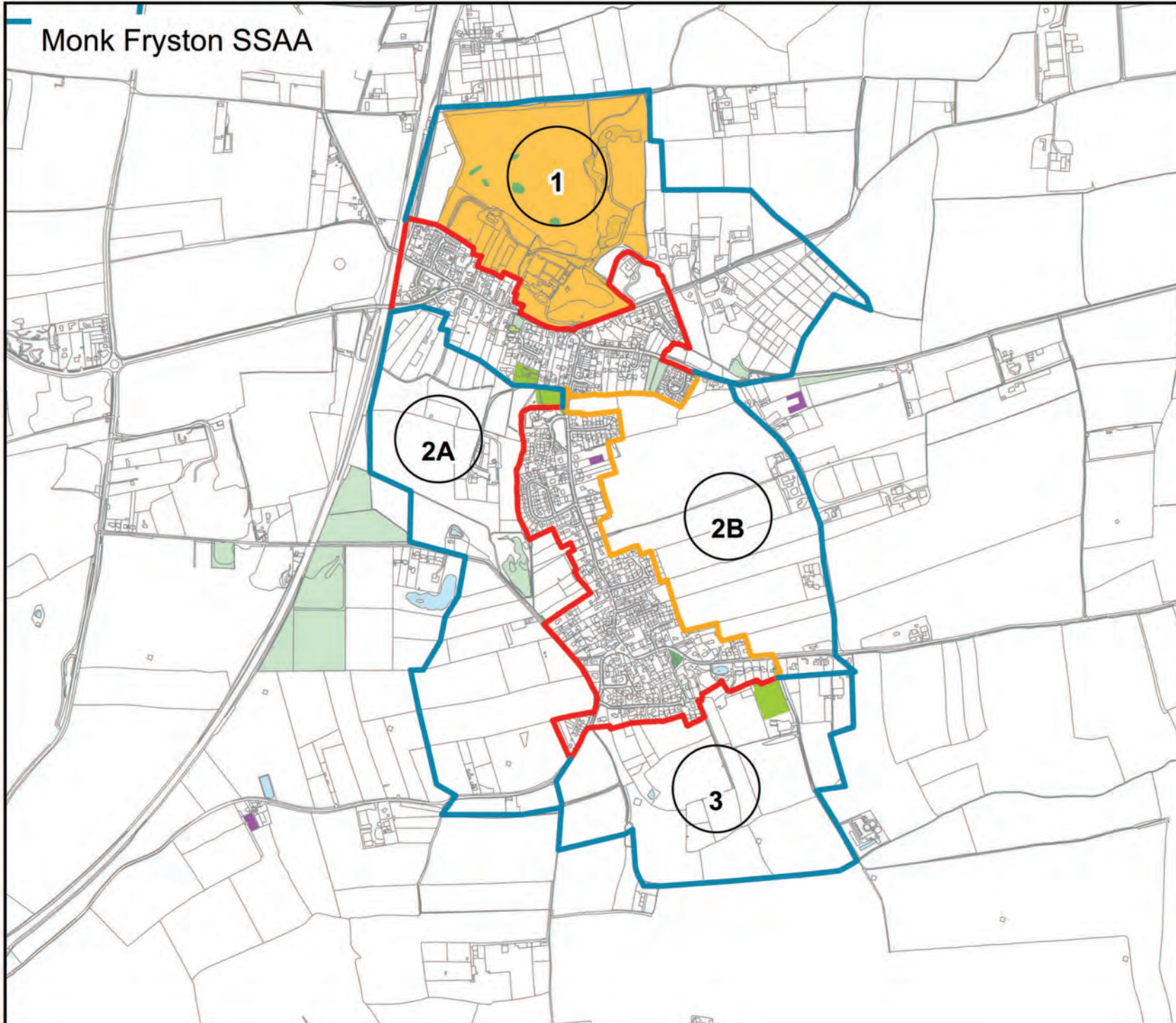
There are a number of PRow networks around the villages. The most well connected are to the west of the village running from the north of Monk Fryston and down to the south of Hillam.

Monk Fryston is a linear village traditionally a farming community, with a mix of grand and simple houses built from local magnesium limestone with welsh slate and pan tile roof materials. Within the Conservation Area at the core there are rendered treatments to buildings and a thatched roof cottage. Listed Buildings include manor houses and farm buildings of historic and of note Monk Fryston Hall and St Wilfrid's Church. Later infill estates have a more varied building palette of materials although a significant amount have been erected using stone.

Hillam extends as a linear development to the south of Monk Fryston and has a Conservation Area core of similar character to Monk Fryston with stone built and some rendered dwellings. Infilling around this are post war and modern estates of varied materials.

RESULTS OF SETTLEMENT SETTING ASSESSMENT				
Settlement Setting Area	Settlement Fringe Quality	Impact of Settlement extensions	Total Assessment Score	Sensitivity to Development
1	5	9	14	High
2A	5	9	14	High
2B	4	6	10	Medium
3	8	6	14	High

# Monk Fryston SSAA

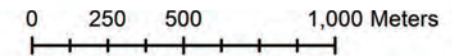


## Legend

### Settlement Setting Assessment Areas

#### Type

- Important to protect from development
- Moderate importance to protect from development
- Least important to protect for development
- Settlement Assessment Edge
- SINC
- Local Amenity Spaces (Inc. Village Greens, Allotments & Church Yards)
- Recreation Open Spaces (Inc. Sports Pitches & Playing Fields)
- Traditional Orchards
- Tpo\_region
- Historic Parks & Gardens



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## Monk Fryston and Hillam 1: Settlement Setting Assessment Area:

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Monk Fryston Hall and Historic Gardens and Parkland constitute a large proportion of the northern landscape. The extensive parkland with mature woodland planting is both distinctive and prominent within the wider landscape character. The wider landscape is flat open farmland with pasture and paddocks regular form and varied sizes. Limited hedgerows

and trees within the wider landscape. The railway line runs to the western edge of the village.



*View east from northern edge of study area*



*View from northern edge of study area looking north*

## Monk Fryston and Hillam 1: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Highly attractive</li> <li>• Flat topography predominantly arable farmland</li> <li>• Regular field patterns</li> <li>• Limited hedgerow and tree planting to the wider landscape</li> <li>• Monk Fryston Hall Gradell Historic Park and Gardens</li> <li>• Extensive mature park and woodland planting to the setting of the hall which extends along the northern edge of the settlement</li> <li>• Bound to the east by the railway</li> </ul>	3
Public accessibility	<ul style="list-style-type: none"> <li>• Good access</li> <li>• 1 PRoW on the east edge of the study area</li> <li>• Mostly private estate and arable fields with no access</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Remote rural setting</li> <li>• Fairly tranquil to the east</li> <li>• Some interruption from railway</li> </ul>	1
<b>Landscape quality score</b>		<b>5</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• No view the settlement edge from the accessible spaces</li> <li>• The Northern boundary to Monk Fryston is largely characterised by historic parkland and gardens with extensive mature woodlands which screen views of the settlement edge but views of the historic fringe are very much prominent on the surrounding landscape views</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• No visible settlement edge</li> <li>• mostly screened by dense mature planting</li> <li>• occasional glimpses of outlying buildings close to the settlement edge</li> </ul>	3
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Highly distinctive settlement edge</li> <li>• The Northern boundary to Monk Fryston distinctively characterised by historic parkland and gardens with extensive mature woodlands.</li> <li>• The outlying open flat rural setting accentuates the rich historic fringe to the settlement</li> </ul>	3
<b>Visual landscape quality score</b>		<b>9</b>
<b>Total</b>		<b>14</b>

## Monk Fryston and Hillam 1: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• <b>No mitigation is suitable to reduce the effect of development on this settlement edge</b></li> </ul>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• High important to protect from development due to the proximity and extent of Monk Fryston Hall Historic Gardens and distinctive mature parkland and the extents of the conservation area is this study area.</li> <li>• Large scale development up to this boundary of Monk Fryston would be very visually intrusive and detrimental to the characterful setting of the conservation area.</li> <li>• Small scale development along the edge of the study area may be contained behind existing screens of hedgerows and should be further screened by planting of similar hedgerows an trees on the outer edge of the development boundary, any development should be visually sympathetic to the conservation character of the place.</li> <li>• The effect of any proposed development on wider hydrology must be checked.</li> </ul>	<b>14</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• The settlement along this edge is largely designated conservation area</li> <li>• Monk Fryston Hall GradeII Listed Building</li> <li>• 1 SHLAA site along all the western edge of the study area</li> <li>• Flood zone 3a-100 year flood risk and Flood Zone 3b-Functional Flood Plain</li> <li>• 2 most significant planning applications within the last year relating to this study area both for 9 dwellings</li> </ul>	

## Monk Fryston and Hillam 2A: Settlement Setting Assessment Area:

The Western edge of Monk Fryton & Hillam is characterised by gently rolling landform becoming flatter towards the southern boundary. Predominantly a mix of arable land pastures and paddocks with some open space close to the settlement edge to the north end of the assessment area. The land is contained by mature hedgerows and trees which offer

recreational use and provide a buffer between the settlement and the railway to the west. Two ponds close to the settlement edge. Mature hedgerows provide well defined fields adding to the buffer along the edge, more open field patterns to the south. Small woodlands and outlying farms



*View north from open green space west edge of the local school*



*View from PRow to south settlement edge of settlement by fishing pond*



*View east along Betteras Hill Road showing planting along west edge of settlement*



*View to south entrance to Hillam along Hillam Lane*

## Monk Fryston and Hillam 2A: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Highly attractive</li> <li>• Flat topography predominantly arable farmland</li> <li>• Regular field patterns</li> <li>• Limited hedgerow and tree planting to the wider landscape</li> <li>• Monk Fryston Hall Gradell Historic Park and Gardens</li> <li>• Extensive mature park and woodland planting to the setting of the hall which extends along the northern edge of the settlement</li> <li>• Bound to the east by the railway</li> </ul>	3
Public accessibility	<ul style="list-style-type: none"> <li>• Good access</li> <li>• 1 PRoW on the east edge of the study area</li> <li>• Mostly private estate and arable fields with no access</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Remote rural setting</li> <li>• Fairly tranquil to the east</li> <li>• Some interruption from railway</li> </ul>	1
<b>Landscape quality score</b>		<b>5</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• No view the settlement edge from the accessible spaces</li> <li>• The Northern boundary to Monk Fryston is largely characterised by historic parkland and gardens with extensive mature woodlands which screen views of the settlement edge but views of the historic fringe are very much prominent on the surrounding landscape views</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• No visible settlement edge</li> <li>• mostly screened by dense mature planting</li> <li>• occasional glimpses of outlying buildings close to the settlement edge</li> </ul>	3
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Highly distinctive settlement edge</li> <li>• The Northern boundary to Monk Fryston distinctively characterised by historic parkland and gardens with extensive mature woodlands.</li> <li>• The outlying open flat rural setting accentuates the rich historic fringe to the settlement</li> </ul>	3
<b>Visual landscape quality score</b>		<b>9</b>
<b>Total</b>		<b>14</b>



## Monk Fryston and Hillam 2A: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• The mitigation measures required for successful development within this SS unit is a combination of improvements or restoring the edge of this settlement</li> </ul> <p>Protect Indented irregular settlement edge character from infill development, which allows views out to adjacent open countryside which will conserve rural character of settlement</p> <ul style="list-style-type: none"> <li>• Outer development edge: Create new vegetated buffer on outer development edge to screen views of new settlement edge from wider countryside</li> <li>• Irregular settlement edge with housing units not forming a strict building line but juxtapositioned creating varied building line of frontage and gable ends</li> <li>• New development should respond to contours and avoid higher ground</li> <li>• Avoid development more than two storeys on outer edge</li> </ul> <p><b>Existing and new landscape features</b></p> <ul style="list-style-type: none"> <li>• Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals, in particular well established mature hedgerows and woodland planting offering recreation and acting as a buffer between settlement and railway</li> <li>• Entrance/gateway to settlement: Enhance and maintain an overall gateway to settlement</li> <li>• Small woodland copses should be designed as a feature within the development and also located on the development edge creating a link to the wider landscape character as well as providing screening and integration of the built form</li> <li>• <u>Maintained views</u>: Protect/improve existing views and/or create new views out to the rural landscape where possible, there are few vantages due to the dense planting</li> <li>• Proposed Landscape elements within the new development could include extensions to the hedgerow planting and some strategic tree planting to settle the new development into the existing landscape character. Which would help to enhance and restore the overall quality of the settlement edge</li> </ul> <p><b>Recreational routes</b></p> <ul style="list-style-type: none"> <li>• <u>Existing Footpaths</u>: Protect and/or existing PRow and allow space on either side to enhance and conserve landscape character</li> <li>• <u>New Footpaths</u>: Provide new paths to create circular walks within development and links to other existing footpaths and the wider adjacent countryside</li> </ul>	

## Monk Fryston and Hillam 2A: Settlement Setting Assessment Area:

<p><b>Conclusion</b></p>	<ul style="list-style-type: none"> <li>• High important to protect from development due to proximity of edge to conservation area within settlement and SINC sites also due to well establish wooded buffer and established field hedgerows to the settlement edge.</li> <li>• Large scale development up to this boundary of Monk Fryston &amp; Hllam would be very visually intrusive and detrimental to the characterful setting of the conservation area.</li> <li>• Small scale development along the edge of the study area may be contained behind existing screens of hedgerows and should be further screened by planting of similar hedgerows an trees on the outer edge of the development boundary, any development should be visually sympathetic to the conservation character of the place.</li> <li>• The effect of any proposed development on wider hydrology must be checked.</li> </ul>	<p><b>10</b></p>
<p><b>NOTES</b></p>	<ul style="list-style-type: none"> <li>• Designated conservation area within Hllam extends to the settlement edge</li> <li>• 5 Designated SINC areas close to the west settlement edge</li> <li>• Extensive SHLAA sites identified along western edge</li> <li>• The settlement is set within West Yorkshire Green Belt</li> <li>• 8/55/241/PA Full Planning application for 52 properties and means of access Street Record Main Street</li> </ul>	

## Monk Fryston and Hillam 2B: Settlement Setting Assessment Area:

The landscape character to the eastern edge of Monk Fryton & Hillam is characterised by gently rolling landform becoming, flatter towards the southern boundary meeting the River Aire Corridor. The land use is predominantly a mix of arable land pastures and paddocks. The field boundaries to the approach from the east are mature hedgerows and tree

planting with a fairly prominent view of the settlement edge to the north. The wider landscape has limited hedgerow planting and sporadic tree planting.



*View east of settlement edge and small woodland along north east edge of study area*



*View to looking from the north to the south eastern settlement edge*



*Visible settlement edge of eastern boundary housing type and boundary treatment*



*Settlement edge of eastern boundary showing housing type and boundary treatment*

## Monk Fryston and Hillam 2B: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Flat topography, predominantly arable with some pastures and paddock land.</li> <li>Well defined mature field boundaries with mature and sporadic tree planting.</li> <li>Some small wooded areas.</li> <li>Bound by Nature conservations area, local amenity and recreation land to the western edge of the settlement.</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>Fair public access through the immediate settlement edge and to the surrounding landscape.</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Remote and tranquil rural setting.</li> </ul>	1
<b>Landscape quality score</b>		<b>4</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>Soft edge virtually no view of settlement edge.</li> <li>The eastern boundary is bound by fairly dense vegetation including mature trees and hedgerows to the settlement edge.</li> <li>Views of the planted buffer are fairly distinctive in the view within the open flat wider landscape</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Soft settlement edge mostly screened by mature vegetation</li> </ul>	1
Distinctive views into the settlement and settlement setting	Pretty solid boundary of trees and hedgerows for this edge.	2
<b>Visual landscape quality score</b>		<b>6</b>
<b>Total</b>		<b>10</b>

## Monk Fryston and Hillam 2B: Settlement Setting Assessment Area:

Scope for mitigation		
	<p>Protect Indented irregular settlement edge character from infill development, which allows views out to adjacent open countryside which will conserve rural character of settlement</p> <ul style="list-style-type: none"> <li>• <b>Outer development edge:</b> Create new vegetated buffer on outer development edge to soften views of new settlement edge from wider countryside</li> <li>• Irregular settlement edge with housing units not forming a strict building line but juxtaposed creating varied building line of frontage and gable ends</li> <li>• New development should respond to contours and avoid higher ground</li> <li>• Avoid development more than two storeys on outer edge</li> </ul> <p><b>Existing and new landscape features</b></p> <ul style="list-style-type: none"> <li>• Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals, in particular the mature hedgerows and trees to the north eastern entrance to the site which are not present in the wider landscape.</li> <li>• Entrance/gateway to settlement: Enhance and maintain an overall gateway to settlement</li> <li>• Small woodland copses should be designed as a feature within the development and also located on the development edge creating a link to the wider landscape character as well as providing screening and integration of the built form</li> <li>• Maintained views: Protect/improve existing views and/or create new views out to the rural landscape where possible.</li> <li>• Proposed Landscape elements within the new development could include extensions to the hedgerow planting and some strategic tree planting to settle the new development into the existing landscape character, which would help to enhance and restore the overall quality of the settlement edge and provide connections with existing landscape elements.</li> <li>• Existing open green space: Protect existing open greenspace into the settlement as provides important character to the existing edge providing views and amenity value and is valuable as a connecting as a green circuit around the village.</li> </ul> <p><b>Recreational routes</b></p> <ul style="list-style-type: none"> <li>• Existing Footpaths: Protect and/or existing PRoW and allow space on either side to enhance and conserve landscape character</li> <li>• New Footpaths: Provide new paths to create circular walks within development and links to other existing footpaths and the wider adjacent countryside</li> </ul>	

## Monk Fryston and Hillam 2B: Settlement Setting Assessment Area:

<p><b>Conclusion</b></p>	<ul style="list-style-type: none"> <li>• Medium importance to protect from development due to presence of mature hedgerow and tree planting and small woodland which are limited in this area. This area provides views and good access to the open countryside.</li> <li>• Large scale development up to this boundary of Monk Fryston &amp; Hillam would require consideration of mitigation proposals, in particular in maintaining existing and promoting new views and access to countryside, protection of existing mature hedgerows trees and small woodland. Boundary planting to settle new development into the wider landscape.</li> <li>• Small scale development along the edge of the study area may be contained behind existing screens of planting and should be further softened by planting of similar hedgerows an trees on the outer edge of the development boundary, any development should be visually sympathetic to the conservation character of the place.</li> <li>• The affect of any proposed development on wider hydrology must be checked.</li> </ul>	<p><b>10</b></p>
<p><b>NOTES</b></p>	<ul style="list-style-type: none"> <li>• Designated conservation area within Hillam extends to the settlement edge</li> <li>• Extensive SHLAA sites identified along eastern edge</li> <li>• The settlement is set within West Yorkshire Green Belt</li> </ul>	

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## Monk Fryston and Hillam 3: Settlement Setting Assessment Area:

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The landscape character to the southern edge of Monk Fryston and Hillam within the River Aire Corridor open heavily drained arable farmland. The fields to the south are varied form and generally small in size close to the settlement edge and bound by mature hedgerows and tree planting. Pylons present in the immediate landscape along the southern edge. Quaint lanes

and tracks to outlying farms. Large gardens by mature hedgerow and tree planting and Cricket and recreation ground also to the south eastern edge.



*Southern entrance to settlement to the right and western edge to the left of the photo*



*South edge of settlement showing dense hedge and tree planting and pylons (449)*

## Monk Fryston and Hillam 3: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• River Aire Corridor</li> <li>• Flat topography, mixture of arable, pasture and paddock small to medium sized fields to the settlement edges.</li> <li>• Large gardens and field patterns bounded by mature hedgerow and tree planting along the south edge</li> <li>• Cricket and recreation ground to the south eastern edge</li> <li>• 7 Listed Buildings 3 of which lie on the settlement edge</li> <li>• Pylons running east to west along the southern edge of the settlement</li> <li>• Quaint lanes and tracks to outlying farms</li> </ul>	3
Public accessibility	<ul style="list-style-type: none"> <li>• Good access</li> <li>• Some PROW disjointed from the wider footpath network.</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Remote and tranquil rural setting.</li> </ul>	3
<b>Landscape quality score</b>		<b>8</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• No view of the settlement edge due to the dense planting along the southern boundary</li> <li>• Glimpses into the entrance of the settlement to the south</li> </ul>	0
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Softened hedgerow and tree lined edges</li> </ul>	3
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Distinctive view of the edge of the village from the east heading west.</li> </ul>	3
<b>Visual landscape quality score</b>		<b>6</b>
<b>Total</b>		<b>14</b>



## Monk Fryston and Hillam 3: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>No mitigation is suitable to reduce the effect of development on this settlement edge</li> </ul>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li><b>High importance to protect from development</b> due to presence of mature hedgerow and tree planting buffer. This area provides views and good access to the open countryside. The distinctive wider landscape character in the low-lying River Aire Corridor. Pylons to the south edge of the settlement. Significant number of Listed Buildings and Conservation area along this settlement edge.</li> </ul>	<b>14</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>Designated conservation area within Hillam extends to the settlement edge</li> <li>Extensive SHLAA sites identified along eastern edge running south</li> <li>The settlement is set within West Yorkshire Green Belt</li> <li>SSSI Impact Risk Zone</li> <li>4 Grade II listed buildings associated with Hillam Hall and Millstone Lodge to the settlement edge</li> </ul>	

DRAFT SDC LANDSCAPE ASSESSMENT 17.3

## 12.14 DESIGNATED SERVICE VILLAGE: North Duffield

### 12.14.1 Site Context

North Duffield is a compact village situated approximately 5.5 miles north-east of Selby. The A163 runs along the south side of the village. The small development to the south of this road being a church, a farm and a small group of houses. The River Derwent runs 1km to the east. The village lies in flat medium to large scale arable open farmland with some hedgerows with mature trees. The Selby Landscape Assessment 1999 shows Duffield as split between the Skipworth Lowlands and the East Selby Farmlands.

### 12.14.2 Site Description

**Skipwith Lowlands** (Areas 1A 1B and 1C) has flat wooded arable farmland, visually enclosed and characteristically estate-managed with scattered farmsteads and cottages, with a unity of style reflecting estate ownership. Also unimproved pastoral scenery of the narrow River Derwent floodplain which is of high conservation value. Adjacent to the assessed areas is an extensive area of semi-natural lowland heath of high conservation value (Skipworth Common National Nature Reserve).

**East Selby Farmland** (Area 2A) has predominantly flat arable farmland, medium in scale and with frequent lines of hedgerow trees and a strong pattern of enclosure as well as areas of more traditional mixed farmland with small-medium scale pattern of fields, thick rich hedgerows and numerous hedgerow trees.

The closest flood risk to the settlement edge is from the drain near the south west side of the village. The village is in Flood Risk Zone 1.

There is a well developed recreation ground outside the development boundary to the north of the village. Well used public footpaths create circular walks south from the village next to drains/ ditches.

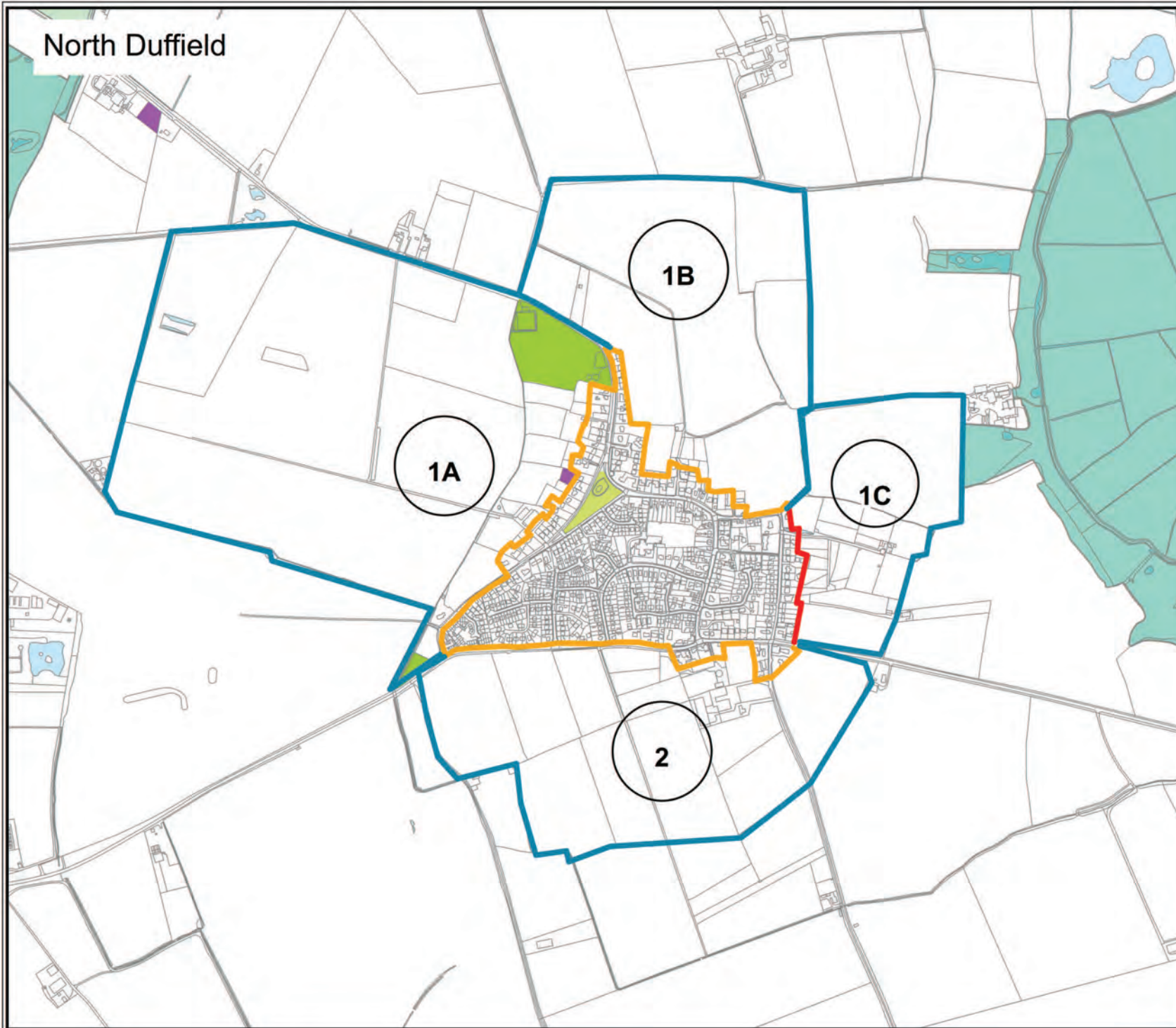
The Lower Derwent National Nature Reserve with associated SSSIs lies to the east and Skipworth Common National Nature Reserve lies 1 km away to the west.

The north and west side of the village includes private parkland and drains and ditches at the edge of Skipworth Common and small woodland areas are visible.

The housing, including several recent developments, is largely a warm red brick. Some older properties are of handmade type old brick and some have render. There are no listed buildings.

RESULTS OF SETTLEMENT SETTING ASSESSMENT				
Settlement Setting Area	Settlement Fringe Quality	Impact of Settlement extensions	Total Assessment Score	Sensitivity to Development
1A	5	4	9	Medium
1B	3	4	8	Medium
1C	6	6	12	High
2	4	4	8	Medium

# North Duffield



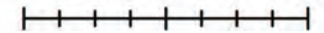
## Legend

### Settlement Setting Assessment Areas

#### Type

- Important to protect from development
- Moderate importance to protect from development
- Least important to protect for development
- Settlement Assessment Edge
- OSMM\_-\_Oct\_2015
- SINC
- Historic Parks & Gardens
- Local Amenity Spaces (Inc. Village Greens, Allotments & Church Yards)
- Recreation Open Spaces (Inc. Sports Pitches & Playing Fields)
- Traditional Orchards
- SSSIs

0 187.5 375 750 Meters



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Do not scale from this plan



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## North Duffield 1A: Settlement Setting Assessment Area:

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The land to the west of North Duffield is mainly flat locally commonplace managed open arable land with a few significant hedgerows running across the land with some small copses and occasional mature trees. Blackwood Hall private estate borders the site to the South and Skipworth Common National Nature Reserve is found to the west. A drain runs parallel to the settlement edge. A recreation ground to the North end of the area is

accessed along the road system and an allotment area is at the southern end.



*View from of arable land and village from edge of Skipworth Common*



*View from junction Sandy Lane and York Road*



*View south west corner off Green Lane looking north east along village edge*

## North Duffield 1A: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Large arable open farmland</li> <li>• Edge with significant nature reserve Skipwith Common</li> <li>• Significant hedgerows and a few small copses and mature trees</li> <li>• Edge of settlement small scale fields and paddocks up to Moses drain and hedgerow</li> <li>• Edge of private parkland estate including small sewage works</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>• No designated PROW from village</li> <li>• One track to western edge of study area</li> <li>• Area not well used as not accessible</li> <li>• Near settlement edge recreation land with playing field to north end home to North Duffield Dragons and busy with parking issues on match days, allotment gardens at South end accessed from road.</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Some interruption from road</li> <li>• Interesting rural setting and quiet buffer between village to Skipworth Common</li> </ul>	2
<b>Landscape quality score</b>		<b>5</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• View of the settlement edge from Skipwith Common Lane not visually prominent due to hedgerows, some parkland trees and varied soft settlement edge</li> <li>• Views to settlement from approach roads partial due to hedgerows and varied settlement edge</li> </ul>	1
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Soft and interesting immediate edge due to extended gardens, paddocks and small fields</li> <li>• Flat land with moses drain and other drains running along field boundaries</li> <li>• Recreation land forms part of the edge.</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Common place or few distinctive views over hedgerows and between trees along edge of moses drain through to settlement.</li> <li>• Rooflines without major features and low rise. Housing mainly red brick with terracotta or grey roofs.</li> </ul>	1
<b>Visual landscape quality score</b>		<b>4</b>
<b>Total</b>		<b>9</b>

## North Duffield 1A: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Modest development may be mitigated by retention of existing copses, hedgerows ditches and trees and the planting and maintenance of new hedgerows and trees of similar species mix.</li> <li>• Use of building materials should match the existing, mainly red brick with red tiles or grey roofs</li> <li>• Access for pedestrians from North Duffield through to the edge of the common would enhance amenity.</li> <li>• Exploration on the potential for further landscape elements that would protect or enhance the habitat or further support species at Skipworth Common.</li> <li>• To reduce the impact of hard settlement edge new development should avoid more than two storey style development especially in consideration of the view from Skipworth Common.</li> </ul>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• <b>Moderately important to protect or enhance</b> due to the proximity of the National Nature Reserve and SSSI Skipworth Common, the intact hedgerows with mature trees and ditches, small copses and the varied and soft edge of the existing development.</li> <li>• The site lies within the impact risk zone of the SSSI Skipworth Common. The relationship with Skipworth Common's ecology to its immediate surrounds will need investigating further if development is considered.</li> <li>• Large scale development up to the boundary of Skipworth Common would be very visually intrusive and detrimental to the amenity of the nature reserve.</li> <li>• Small scale development along the edge of North Duffield may be contained behind existing screens of hedgerows and should be further screened by planting of similar hedgerows and trees on the outer edge of the development boundary.</li> <li>• The affect of any proposed development on the Moses Drain and wider hydrology must be checked.</li> </ul>	<b>9</b>
<b>NOTES</b>	<p>2015 Outline planning for small development granted within the land on settlement edge.            SHLAA sites along all the edge up to the main drain.            DSV workshop July 2015 supported SHLAA site.</p>	

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## North Duffield 1B: Settlement Setting Assessment Area:

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Land to the North of the settlement in the Skipworth lowlands, is mainly flat locally commonplace managed open arable land with a few hedgerows on the edge of the village and on some field boundaries. There are some mature trees, mainly on field boundaries and ribbon development along the York Road. Farm buildings are visible in the landscape. The area is within

the impact risk zone of the River Derwent SSSI



*View from York Road back to village - ribbon development to right*



*View from corner of Back Lane looking north-east*



*View from Corner of Back Lane looking north-west*



*View from Back Lane looking north*

## North Duffield 1B: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Flat arable landscape with small paddocks sitting in a wider landscape of large flat arable land with fragmented hedgerows and trees, open drains and isolated farmsteads.</li> <li>Irregular grid pattern of mainly arable fields with occasional fields of paddocks close to settlement edge.</li> <li>Hedgerows, largely intermittent, on some field boundaries especially running north south on the eastside of the area. Fencing to paddocks.</li> <li>Pleasant character but well established ribbon development along York Road degrades the adjacent rural character.</li> <li>East side of the area has more distinctive field pattern and some mature hedges and trees.</li> </ul>	1
Public accessibility	<ul style="list-style-type: none"> <li>PRoW runs from northern boundary of site from lanes leading from the village to access River Derwent bank</li> <li>Access does not extend to wider landscape except through road and farm tracks.</li> <li>Beech Grove extends from the village out to the perimeter to paddocks.</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Fairly remote and tranquil</li> <li>Rural setting</li> <li>Very mature trees</li> </ul>	2
<b>Landscape quality score</b>		<b>4</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>Settlement edge prominent with views of properties along York Road, Main Street and Beech Grove. Some low hedges and a few trees break up the prominence of the edge behind more mature properties at the junction of York Road and Main Street. Properties further out along York Road are prominent.</li> </ul>	1
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Smaller paddocks and larger arable fields lie adjacent to the settlement edge</li> <li>Boundaries mainly timber field fences and fragmented hedgerows with a small number of trees</li> <li>Buildings mainly red brick detached 1 and 2 storey houses mixed age with a remnant farmstead and timber stables.</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Ribbon development blocks views to much of the edge of the village from the road access.</li> <li>Views of village obscured by trees that are distant and not distinctive.</li> </ul>	1
<b>Visual landscape quality score</b>		<b>4</b>
<b>Total</b>		<b>8</b>



## North Duffield 1B: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Modest development may be mitigated by retention and improvement of existing copses, hedgerows ditches and trees and the planting and maintenance of new hedgerows and trees of similar species mix.</li> <li>• Building style should complement the existing – brick or render with red or grey roof 1 and 2 storey buildings.</li> <li>• Access for pedestrians from North Duffield through to the PRoW leading from the North of the site would enhance amenity and improve access to the River. Further improvements to footpaths in the area could consider improving circular walks.</li> <li>• Exploration on the potential for further landscape elements that would protect or enhance the habitat of the River Derwent SSSI</li> </ul>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• <b>Moderately important to protect or enhance</b> due to the limited hedgerows with mature trees which whilst an asset are not well developed.</li> <li>• Extended built edge gives opportunities to develop in a less obtrusive way in terms of the wider landscape in comparison to other areas around the village.</li> <li>• Sensitivity is increased by the proximity of the National Nature Reserve and the potential for walks through to the River.</li> <li>• The site lies within the impact risk zone of the SSSI Derwent Ings (National Nature Reserve). The relationship with Derwent Ings' ecology to its immediate surrounds will need investigating further if development is considered</li> </ul>	<b>8</b>
<b>NOTES</b>	<p>2015 Outline planning application pending decision for 65 houses and recreation ground with parking and clubhouse. SHLAA sites cover most of the area.</p>	

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## North Duffield 1C: Settlement Setting Assessment Area:

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Land found to the east of North Duffield in the Skipworth Lowlands Character Area. Adjacent to the village, this area is partially flat locally commonplace managed open arable land but further from the village changes to an undulating area dropping to low lying grazed washlands outside the assessment area. The broad washland corridor adjacent is the Derwent Ings SSSI and a National Nature Reserve. The whole of the

assessment area is within the impact risk zone of the Derwent Ings. All the area but one field by Selby Road and the paddock areas behind the existing gardens are designated either as Coastal and Floodplain grazing marsh or have Priority Habitat status.



*View from edge of washland area looking to village*



*View from River Derwent bank to village*



*View from Hall Farm back to North Duffield*



*View from Parking area near the Derwent*

## North Duffield 1C: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Predominantly arable farmland up against the settlement edge with some paddocks.</li> <li>• Ditches and minor tributary to the river run through low lying grassland pasture towards the edge of the Derwent Ings nature reserve</li> <li>• Flat arable land changing to more undulating pasture topography towards river</li> <li>• Adjacent area within the Derwent Ings Nature Reserve - semi natural wet grassland</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>• Nature reserve has a reasonable level access as does river though scope for improvements</li> <li>• No access from settlement out into the wider landscape except along road and track leading to farm on periphery. Access road in to recent development along parts of the edge have potential to reach further in to the landscape.</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Once at nature reserve it is tranquil and remote with some interruption from the road</li> <li>• Selby Road A163 is a locally relatively busy route - immediate area around affected by traffic noise</li> </ul>	2
<b>Landscape quality score</b>		<b>6</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• Red brick housing and roofs visible but softened by mature trees within the settlement and hedges and trees on the boundary</li> <li>• Settlement has low visibility from the river and Nature Reserve due to a slight rise in the level of the land and the flat landscape towards the village.</li> <li>• Trees and hedges obscure clear views of the settlement edge coming in to the settlement along Selby Road until within the last 2 fields.</li> </ul>	2
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Large arable fields with some paddocks lie adjacent to settlement edge</li> <li>• Soft boundaries formed by medium to large gardens and paddocks with a patchwork of trees, hedges and fencing.</li> <li>• Occasional walls</li> <li>• Buildings on settlement edge mainly red brick houses and bungalows with red tiled roofs. A minority of rendered properties add attractive contrast to the brick and are in keeping with some of the older properties in the village.</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Common place view of village in level arable land made more distinctive when viewed from the river bank.</li> <li>• Few distinctive views close to the settlement</li> <li>• Attractive long views from the riverside across wetlands, grazing and arable land to largely obscured village.</li> </ul>	2
<b>Visual landscape quality score</b>		<b>6</b>
<b>Total</b>		<b>12</b>

## North Duffield 1C: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Modest development may be mitigated by improvement of existing copses, hedgerows ditches and trees and the planting and maintenance of new hedgerows and trees of similar species mix.</li> <li>• Building style should complement the existing – brick or render with red or grey roof 1 and 2 storey buildings.</li> <li>• Further improvements to footpaths in the area could improve circular walks.</li> <li>• Exploration on the potential for further landscape elements that would protect or enhance the habitat of the River Derwent SSSI</li> </ul>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• Moderately important to protect or enhance due to the limited hedgerows with mature trees which whilst an asset are not well developed.</li> <li>• Landscape sensitivity is high in relation to the proximity of the National Nature Reserve and the affect on the amenity of walks along the River.</li> <li>• The site lies within the impact risk zone of the SSSI Derwent Ings (National Nature Reserve). The relationship with Derwent Ings' ecology to its immediate surrounds will need investigating further if development is considered.</li> </ul>	<b>11</b>
<b>NOTES</b>	SCHLAA sites show potential development out of village at and south against Selby Road A163	

## North Duffield 2A: Settlement Setting Assessment Area:

The land to the south of North Duffield and south of the Selby Road A173 is mainly flat locally commonplace managed open arable land with some pasture around a farm. A few significant hedgerows run across the land restricting views of the settlement helped further by a small copse and some significant lines of mature trees. Derwent Ings National Nature Reserve is to the east approximately 1 km. A footpath, a drain, a farm track

and Dyon Lane all run out from the settlement edge.

This is in a different Landscape Character Area from the rest of the village - the East Selby Farmland typified here by arable and more traditional mixed farmland with small-medium scale pattern of fields and thick intact hedgerows



*View from PRoW along Westfield Drain to SW North Duffield*



*View from PRoW along Westfield Drain to SE North Duffield*



*View from Dyon Lane looking across the southern settlement edge*



*View along Selby Road along Southern settlement edge*

## North Duffield 2A: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Predominantly flat arable rectilinear medium scale farmland in keeping with wider landscape with some farms, agricultural structures and stables</li> <li>• Pasture and paddocks around farmsteads</li> <li>• Some visually significant hedgerows, some boundaries with post and rail fencing, some recently planted hedges along fence lines, some open ditches</li> <li>• One copse of trees and sporadic rows of significant mature trees along roadside including especially Horse Chestnut on the southern boundary of the village and along Dyon Lane and Blackwood Lane</li> <li>• Edge of settlement mainly defined by Selby Road except for the small development to the south of this road including a modest chapel - North Duffield Methodist Church, a farm and a small group of houses some of which are a recent development</li> </ul>	1
Public accessibility	<ul style="list-style-type: none"> <li>• Through PROW exists running south from village then turning west to join Blackwood Lane which in turn joins further PROW linking to other settlements</li> <li>• Access currently lost in paddocks</li> <li>• Blackwood Lane (minor track) and Dyon Lane give access to the perimeter of the area</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Fairly tranquil rural setting once away from the settlement edge but immediate edge affected by road and relatively prominent housing.</li> </ul>	2
<b>Landscape quality score</b>		<b>4</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• Parts of Selby Road hidden by significant hedge from the wider landscape, parts open to view</li> <li>• Settlement edge not visually prominent from roads until near the settlement due to hedgerows and trees with occasional distant views</li> <li>• Visually prominent from PROW near to the settlement especially the recently built properties south of Selby Road</li> <li>• Trees within the settlement soften the affect of the settlement on the landscape</li> </ul>	1
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Soft mainly hedgerow and fencing particularly along edge with paddocks</li> <li>• Some fences and walls</li> <li>• The Selby Road forms a strong definition to the edge of the settlement but has been compromised by previous development</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• No distinctive views - although the Methodist Church is slightly taller than surrounding property it is largely screened by other development or vegetation as the village is approached</li> <li>• No features negative in the context of the rural landscape</li> </ul>	1
<b>Visual landscape quality score</b>		<b>4</b>
<b>Total</b>		<b>7</b>

## North Duffield 2A: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Modest development may be mitigated by improvement of existing copses, hedgerows ditches and trees and the planting and maintenance of new hedgerows and especially trees.</li> <li>• Existing mature tree species may be vulnerable to recent disease and new tree planting along routeways should prioritise establishing the larger native trees that are currently resistant to disease</li> <li>• Building style should complement the existing – brick or render with red or grey roof 1 and 2 storey buildings.</li> <li>• Existing footpath links should be made more clear</li> <li>• Exploration on the potential for further landscape elements that would protect or enhance the habitat of the River Derwent SSSI</li> </ul>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• Moderately important to protect or enhance due to potential loss of a well defined settlement edge and the existing hedgerows and mature trees.</li> <li>• The Selby Road forms a strong definition to the edge of the settlement and to develop significantly beyond the road would change the nature of the settlement to be less compact however east of Meadow Gate, where that has already happened, further small scale development in that immediate locality would not be visually intrusive and may enhance the overall continuity of the shape of the village</li> <li>• Part of the site lies just within the impact risk zone of the SSSI Derwent Ings (National Nature Reserve). The relationship with Derwent Ings' ecology to its immediate surrounds will need investigating further if development is considered</li> </ul>	<b>8</b>
<b>NOTES</b>	2015 Outline planning for small development granted within the land on settlement edge. SHLAA sites along all the edge up to the main drain.	

## 12.15 DESIGNATED SERVICE VILLAGE: Riccall

### 12.15.1 Village Context

Riccall village lies 8 miles north of Selby on the north western edge of the Selby District boundary. The A19 York to Selby road, defines the eastern edge of the village. There are road connections to neighbouring villages which within a 2 mile radius include Escrick to the north, Kelfield to the west, Skipwith to the east and Barlby to the south. The River Ouse lies half a mile to the west of the settlement.

### 12.15.1 Village Description

In the Landscape Assessment of the Selby District (1999) Riccall is set within the Landscape Character Area of Skipwith Lowlands. This is characterised by flat arable farmland with wooded areas.

The land to the east west and north of Riccall is largely within Flood Zone 2 with some areas to the north west in flood zone 3b. The areas with least flood risk are mainly to the south and south east.

The village is set within an agricultural landscape that extends along the River Ouse corridor. There is a PRoW network surrounding the village and the Trans Pennine Trail runs through the village to the east following the north to south route of the A19.

Riccall is a square settlement developed around St Marys Church, a Grade I Listed Building, built from magnesium limestone with welsh slate roof. The central core of the village is a Conservation Area core including the church, the remains of the village green and the main streets.

A Scheduled Monument (The Moat) is at the north west edge of the settlement.

Further expansion of the village occurred post war through the 60s and to the present day with the largest expansion seen in the 1980s due to

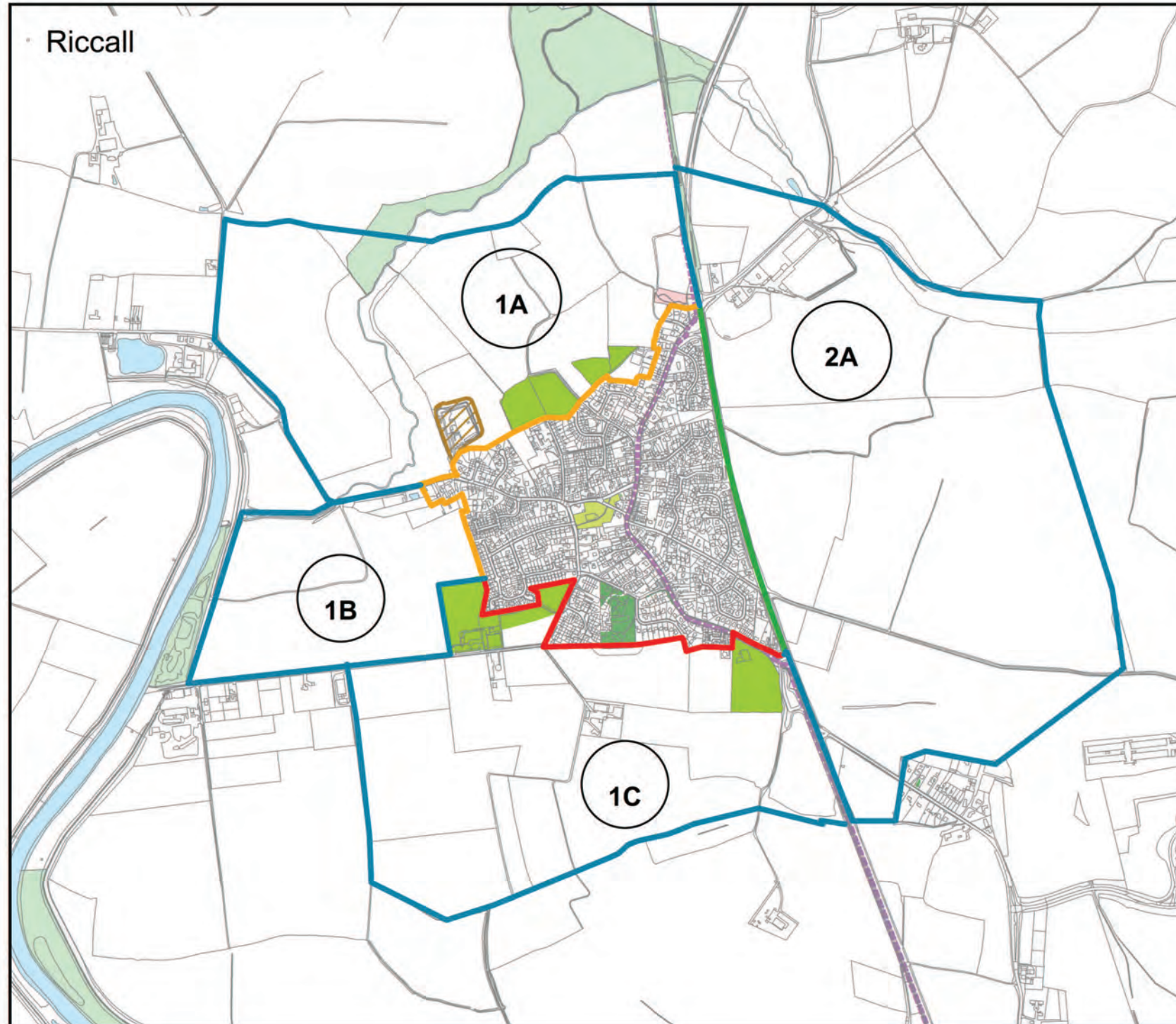
coalfield expansion.

The built environment includes widespread detached properties, some semi detached and irregular terraces. The material palette of the traditional core varies in brick colour from pink and orange to brown and red with welsh slate roofs and red pan tiles. Later developments see red and brown bricks with dark pan tiles. The boundary treatments traditionally formed with low brick walls and piers with hedgerows atop. This has extended to some later developments though these are now varied with some hedges and fences.

RESULTS OF SETTLEMENT SETTING ASSESSMENT				
Settlement Setting Area	Settlement Fringe Quality	Impact of Settlement extensions	Total Assessment Score	Sensitivity to Development
1A	5	4	9	Medium
1B	5	5	10	Medium
1C	6	6	12	High
2	3	2	5	Low



Riccall

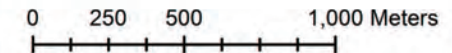


### Legend

Settlement Setting Assessment Areas

Type

-  Important to protect from development
-  Moderate importance to protect from development
-  Least important to protect for development
-  Settlement Assessment Edge
-  SINC
-  Scheduled Monument
-  Trans Penine Trail
-  Local Amenity Spaces (Inc. Village Greens, Allotments & Church Yards)
-  Recreation Open Spaces (Inc. Sports Pitches & Playing Fields)
-  MInm\_Green
-  Tpo\_region



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Do not scale from this plan



## Riccall 1A: Settlement Setting Assessment Area:

The land to the North of Riccall is locally fairly flat topography, though the land rises over a bank to North Field. The land is predominantly open arable of a fairly varied size and shape with fragmented hedgerow and sporadic tree planting. Smaller enclosed fields, allotments and playing fields lie along the Northern settlement edge. A network of drains maintain the land, the 2 main drains Syke Dike and Dam Dike are significant within

the landscape and are bridged where they meet with the PRow. To the north western edge of the settlement lies a site with Scheduled Ancient Monument (The Moat) and a Listed Building.



*Wider landscape approach to settlement edge*



*Footpath across North Field to settlement edge*



*View showing soft northern edge to the left and the hard western edge to the right*



*View to settlement edge from allotments*

## Riccall 1A: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Attractive</li> <li>• Open fields patterns to the wider landscape, primarily arable.</li> <li>• Fragmented hedgerow and sporadic tree planting.</li> <li>• Smaller enclosed field patterns and allotment sites and playing fields to the immediate north of the settlement.</li> <li>• Moat at settlement edge.</li> <li>• River Ouse close to western edge of settlement outside the study area.</li> <li>• Heavily drained fields with network of drains, 2 very significant within the landscape</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>• Good access</li> <li>• 2 good routes to the North</li> <li>• Trans Pennine Trail comes through the village from North to South.</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Some interruption</li> <li>• Fairly Tranquil and remote setting but this is affected by the close proximity to the A19</li> </ul>	1
<b>Landscape quality score</b>		<b>5</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• Low moderate</li> <li>• The North edge of the village is not so visually prominent due to the hedgerow and tree planting and a bank that lies to the north.</li> </ul>	1
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Well vegetated settlement edge with limited views of mainly roof line</li> <li>• Wider view includes glimpses of the</li> <li>• Mainly fencing and hedgerows, the fairly hard boundary to the settlement but softened by the soft nature and use of the land adjacent to the settlement edge.</li> <li>• Predominantly well maintained and interesting allotment site.</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Common place with a few distinctive features</li> <li>• The distinctive view is of the settlement in the landscape with the water tower in the distance to the south.</li> </ul>	1
<b>Visual landscape quality score</b>		<b>4</b>
<b>Total</b>		<b>9</b>

## Riccall 1A: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Though medium sensitivity to the immediate settlement fringe no mitigation is suitable to reduce the effect of development on this settlement edge for the majority of this study area due to the close proximity to Scheduled Monument, Priority Habitats, Millenium Green and Allotment sites.</li> <li>• All the general mitigation measures apply to a very small development opportunities only within a small section of land to the northern edge 'North Field'.</li> <li>• The allotment sites should be protected any development should consider the proximity to the Scheduled Monument, Priority Habitats, Millenium Green and Allotment sites.</li> </ul>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• Medium sensitivity to development due to the distinctive settlement edge meeting with allotments some of which are very well use, interesting and pleasant wider landscape.</li> <li>• Priority Habitat inventory within the site and along the edge includes: Floodplain Grazing Marshland and Lowland Fens.</li> <li>• The conservation area to the north east and the scheduled ancient monument and listed building within the mature wooded setting to the north eastern edge.</li> <li>• Large scale development up to the boundary of Ricall would be very visually intrusive to the existing distinctive view.</li> <li>• Small scale development if considered to the north eastern edge of the study area may be contained behind new and/or existing screens of hedgerows and should be further screened by planting of similar hedgerows and trees on the outer edge of the development boundary.</li> <li>• The affect of any proposed development the land drainage must be checked</li> </ul>	<b>9</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Scheduled Ancient Monument to the north west settlement edge, site includes a Grade II Listed Building</li> <li>• Conservation are of the village settlement extends slightly to the settlement edge to the North East.</li> <li>• Flood zone level 2 within the study area and surrounded by Flood zone 3 to the north and east edges</li> <li>• 2 SHLAA sites identified within the assessment area</li> <li>• 2 SINC areas on the outlying edges of the assessment are to the north and eastern edges</li> <li>• Northfield Millenium Green to north tip of settlement</li> </ul>	

## Riccall 1B: Settlement Setting Assessment Area:

The land to the West of Riccall is predominantly flat topography. The land is predominantly large open arable fields with few hedgerows, the field stretches out the river to the west. Some small paddocks to the north close to the settlement edge and sports and recreational facilities to the southern edge. No Hedgerows within the wider landscape but there are some

established hedgerows and tree closer to the settlement edge. A significant land drain lies to the north west of the assessment area.



*View to western settlement edge from western footpath*



*View to hard edge of settlement with water tower in the distance*



*Strong settlement edge to the west over arable land*



*View to western settlement edge over recreation land*

## Riccall 1B: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Attractive</li> <li>• Open fields patterns to the wider landscape, primarily arable.</li> <li>• No hedgerow and tree planting to the western edge of the study area</li> <li>• A few smaller enclosed fields and paddocks to the northern corner of the settlement edge with allotments and sports and recreational facilities to the south corner of this settlement edge.</li> <li>• River Ouse less than ½ mile from the western edge of settlement</li> <li>• Significant land drain to the north western corner of the assessment area</li> <li>• The settlement has a harder edge where it meets the arable land to the west edge of the village.</li> <li>• Overhead power lines along the western edge of the settlement</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>• Good access</li> <li>• 2 routes within the study area, 1 connects to the river walk but no directly from the village, one is a short path from the south corner of this settlement edge for access to recreation land.</li> <li>• Trans Pennine Trail comes through the village from North to South along the eastern edge by the A19</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Some interruption</li> <li>• Fairly Tranquil and rural setting but this study area is less affected by the busy A19, though there is distant interruption</li> </ul>	1
<b>Landscape quality score</b>		<b>5</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• High visual prominence</li> <li>• The West edge of the village is on the whole visually prominent due to the hard edge of the settlements fence line and open field pattern. The northern and southern edges are softer and less prominent.</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Partially visible settlement edge</li> <li>• Mainly timber boundary fencing of new build to this edge of the village, both stories are prominent</li> <li>• Edge is softened with some denser hedgerow and tree planting to the north and south edges</li> </ul>	1
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Common place view with few distinctive features</li> <li>• Common place with a few distinctive features</li> <li>• Rural feel and close proximity to the River Ouse to the west of the settlement</li> </ul>	1
<b>Visual landscape quality score</b>		<b>5</b>
<b>Total</b>		<b>10</b>

## Riccall 1B: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>All the general mitigation measures apply within this settlement setting assessment area.</li> <li>Small scale development may be considered along this edge, though the settlement boundary is already extended to within 1/2 mile of the river corridor.</li> <li>Protect and enhance footpaths particularly along the River corridor and the Trans Pennine Trail.</li> </ul>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li><b>Medium sensitivity to development</b> due to the distinctive settlement setting and close proximity with the river also with allotments and sports and recreational land which are well used resources, interesting and pleasant wider landscape.</li> <li>Large scale development up to the western boundary of Riccall would be very visually intrusive to the existing view.</li> <li>Small scale development if considered to the edge of the study area may be contained behind new and/or existing screens of hedgerows and should be further screened by planting of similar hedgerows and trees on the outer edge of the development boundary.</li> <li>The affect of any proposed development the land drainage must be checked</li> </ul>	<b>10</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>No environmental designations in Riccall</li> <li>Flood zone levels 2&amp;3 within the study area</li> <li>1 SHLAA site identified within the assessment area</li> <li>Priority Habitats of Deciduous Woodland and Coastal &amp; Floodplain Grazing Marsh to the west edges of the study area alongside the river</li> <li>Tower House Grade II Listed Building just outside the study area.</li> <li>1 SINC to western edge of assessment area</li> </ul>	

## Riccall 1C: Settlement Setting Assessment Area:

The land to the South of Riccall is locally fairly flat topography, predominantly large, mainly open arable farmland of a fairly varied size and shape with fragmented hedgerow and sporadic tree planting. Smaller enclosed fields and playing fields and water tower site lie along the southern settlement edge. Networks of drains maintain the land.



*Wider landscape approach to the southern settlement edge*



*Play area to settlement edge with water tower*



*View to southern settlement edge with distinctive water tower*



*Wider landscape setting and view of Tower House listed building*



## Riccall 1C: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Attractive</li> <li>• Open fields patterns to the wider landscape, primarily arable.</li> <li>• Fragmented hedgerow and sporadic tree planting.</li> <li>• Smaller enclosed field patterns with playing fields to the immediate edge of the settlement.</li> <li>• Water Tower prominent in landscape and prominent in views</li> <li>• Listed building Tower House Mill</li> <li>• Drained fields with 1 significant drain to the edge of the assessment area</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>• Good access</li> <li>• 1 good route to the North</li> <li>• Trans Pennine Trail comes through the village from North to South</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Some interruption</li> <li>• Fairly Tranquil and remote setting but this is affected by the close proximity to the A19.</li> </ul>	2
<b>Landscape quality score</b>		<b>6</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• Low - moderate</li> <li>• The South edge of the village is obscured from most distant views but visible from accessible recreation land and PRow closer to the settlement edge</li> </ul>	2
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Well vegetated settlement edge with limited views from the distance</li> <li>• Views open up closer to the settlement from recreation grounds and footpaths</li> <li>• Mainly fencing and hedgerows, the fairly hard boundary to the settlement but softened by the soft nature and use of the land adjacent to the settlement edge.</li> <li>• Recreation and arable farmland up to the settlement edge</li> <li>• Housing stock predominantly red/orange brick and roof 2-3 storey town houses a number of newer properties to this settlement edge.</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Common place with a few distinctive features</li> <li>• The distinctive view is of the settlement in the landscape with the water tower in the distance to the south.</li> <li>• Soft edge with significant hedgerow and tree planting</li> </ul>	2
<b>Visual landscape quality score</b>		<b>6</b>
<b>Total</b>		<b>12</b>

## Riccall 1C: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• <b>No mitigation is suitable to reduce the effect of development on this settlement edge.</b></li> </ul>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• <b>High sensitivity to development</b> due to the distinctive settlement edge meeting with recreation land, interesting and pleasant wider landscape.</li> <li>• Large scale development up to the boundary of Riccall would be very visually intrusive to the existing distinctive view.</li> <li>• Small scale development if considered to the south edge of the study area may be contained behind new and/or existing screens of hedgerows and should be further screened by planting of similar hedgerows and trees on the outer edge of the development boundary</li> <li>• The affect of any proposed development the land drainage must be checked</li> </ul>	<b>12</b>
<b>NOTES</b>	<p>SSSI Hining Marsh lies just under ½ mile to the south of the southern edge of the settlement</p> <ul style="list-style-type: none"> <li>• SSSI Impact Zone</li> <li>• Tower House Grade II Listed Building lies to the South West corner of the settlement edge</li> <li>• 2 SHLAA Sites identified, 1 within the study area and 1 close proximity to the southern settlement edge</li> <li>• Priority Habitat Inventory: Deciduous Woodland to eastern boundary</li> </ul>	

## Riccall 2: Settlement Setting Assessment Area:

The Eastern edge of Riccall's settlement is bound north to south by the A19. The wider landscape to the East of Riccall and is characterised by large predominantly arable field, the field pattern is fairly irregular with fragmented hedgerow and sporadic tree planting. Smaller enclosed fields along the edge of the A19. A network of drains maintains the land. Central to the study area lays a PRoW which once over the A19 runs from

the eastern edge of Riccall and out to outlying networks and to Skipwith National Nature Reserve and Hollicarrs wood in the north both recreational sites approx. 2 miles from the settlement. No other significant housing development within this area, outlying Farms and some properties scattered to the north and south of the study area.



*View from South to North along the Eastern settlement fringe bound by the A19*



*View showing soft northern edge to the left and the hard western edge to the right*

## Riccall 2: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Pleasant</li> <li>• Flat topography, fairly open mainly arable fields some pastureland, wider boundaries to road intact hedgerows.</li> <li>• Fragmented hedgerows and sporadic tree planting.</li> <li>• A few smaller enclosed fields to the edge of the A19</li> </ul>	1
Public accessibility	<ul style="list-style-type: none"> <li>• Some access</li> <li>• 1 good key route out to the East to meet the Skipwith Common National Nature Reserve PROW and to other outlying PROW network to villages and other places of recreational interest and also back to the main Riccall settlement to the East and the Trans Pennine.</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Some interruption</li> <li>• Fairly Tranquil and remote setting but this is affected by the close proximity to the A19.</li> </ul>	1
<b>Landscape quality score</b>		<b>3</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• Settlement edge is not visually prominent.</li> <li>• Low moderate</li> <li>• The East edge of the village is not so visually prominent due to the hedgerow and tree planting as an almost consistent narrow buffer alongside the busy A19.</li> </ul>	0
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Partially visible settlement edge</li> <li>• Fairly common place settlement boundary predominantly timber fence and brick walls.</li> <li>• Narrow band of tree and shrub planting buffering the settlement edge and the A19.</li> </ul>	1
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Common place with a few distinctive features</li> </ul>	1
<b>Visual landscape quality score</b>		<b>2</b>
<b>Total</b>		<b>5</b>

## Riccall 2: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• The mitigation measures required for successful development within this study area is a combination of improvements</li> <li>• Outer development edge: Provide a vegetated buffer allowing some visibility of the built development edge.</li> <li>• Irregular settlement edge with housing units not forming a strict building line but juxtaposed creating varied building line of frontage and gable ends</li> <li>• New development should respond to contours and avoid higher ground</li> <li>• Avoid development more than two storeys on outer edge</li> <li>• Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals, in particular mature standing trees within the landscape</li> <li>• Maintained views: Protect views from existing housing to wider landscape where possible or minimise the impact these existing views be compromised</li> <li>• Existing Footpaths: Protect existing PRow and allow space on either side to enhance and conserve landscape character</li> <li>• New Footpaths: Provide new paths to create circular walks within development and links to other existing footpaths and the wider adjacent countryside</li> </ul>	
<p><b>Conclusion</b></p>	<ul style="list-style-type: none"> <li>• <b>Medium sensitivity to development</b> a low medium score reflects the simple arable land dominated by the A19.</li> <li>• Large scale development up to the boundary of Riccall would be very visually intrusive to the existing arable landscape with little development.</li> <li>• Small scale development if considered for the study area may be contained behind new and/or existing screens of hedgerows and should be further screened by planting of similar hedgerows and trees on the outer edge of the development boundary along the A19.</li> <li>• Innovative connection for pedestrians across the A19.</li> <li>• The affect of any proposed development the land drainage must be checked</li> </ul>	<p><b>5</b></p>
<p><b>NOTES</b></p>	<ul style="list-style-type: none"> <li>• SSSI Impact Risk Zone</li> <li>• Grade II Listed Building Gate piers to Escrick Park</li> <li>• No SHLAA identified for this study area</li> </ul>	

## 12.16

## DESIGNATED SERVICE VILLAGE: South Milford

### 12.16.1 Site Context

South Millford lies 6 miles west of Selby, close to the district boundary. The A1 lies 1 mile to the west of the settlement and the A63 lies to the immediate south edge and the A162 to the east. The village has a railway station and local road connections to neighbouring villages. These include, within a 2 mile radius, Hambleton to the east, Lumby to the south and Newthorpe to the west. South Milford is almost connected in the north to Sherburn In Elmet, one of Selby district's three towns.

### 12.16.2 Site Description

South Milford is set within two landscape character areas, West Selby Ridge to the west (areas 1A, 1B, 1C and 1D) and West Selby Plain to the east (areas 2A and 2B).

The landscape of the West Selby Ridge LCA on the western side of South Milford captures many of this LCA's typical landscape characters and is very distinct from the rest of the village. The West Selby Ridge is a low ridge of magnesium limestone with a simple rural character including large scale rolling arable farmland and narrow winding limestone valleys and woodlands. There is an exceptional historic legacy with historic parklands and large country houses. It includes pockets of calcareous grasslands, woodlands, scrub with stream side wetlands of considerable nature conservation interest.

The West Selby Plain to the east is characterised by extensive areas of flat open low lying farmland with arable large fields which are open with few trees and hedgerows. There are some belts of enclosed lightly wooded landscape with frequent hedgerows and small woodlands. The area has sparse settlements with only a few isolated properties.

The northern boundary along Mill Dike is indicated as a narrow band of Flood Risk 2 and 3. This boundary is a distinctive link to the stream side wetlands described in the character area and is part of the wider wetland

connection to Sherburn Willows SSSI nature reserve to the north.

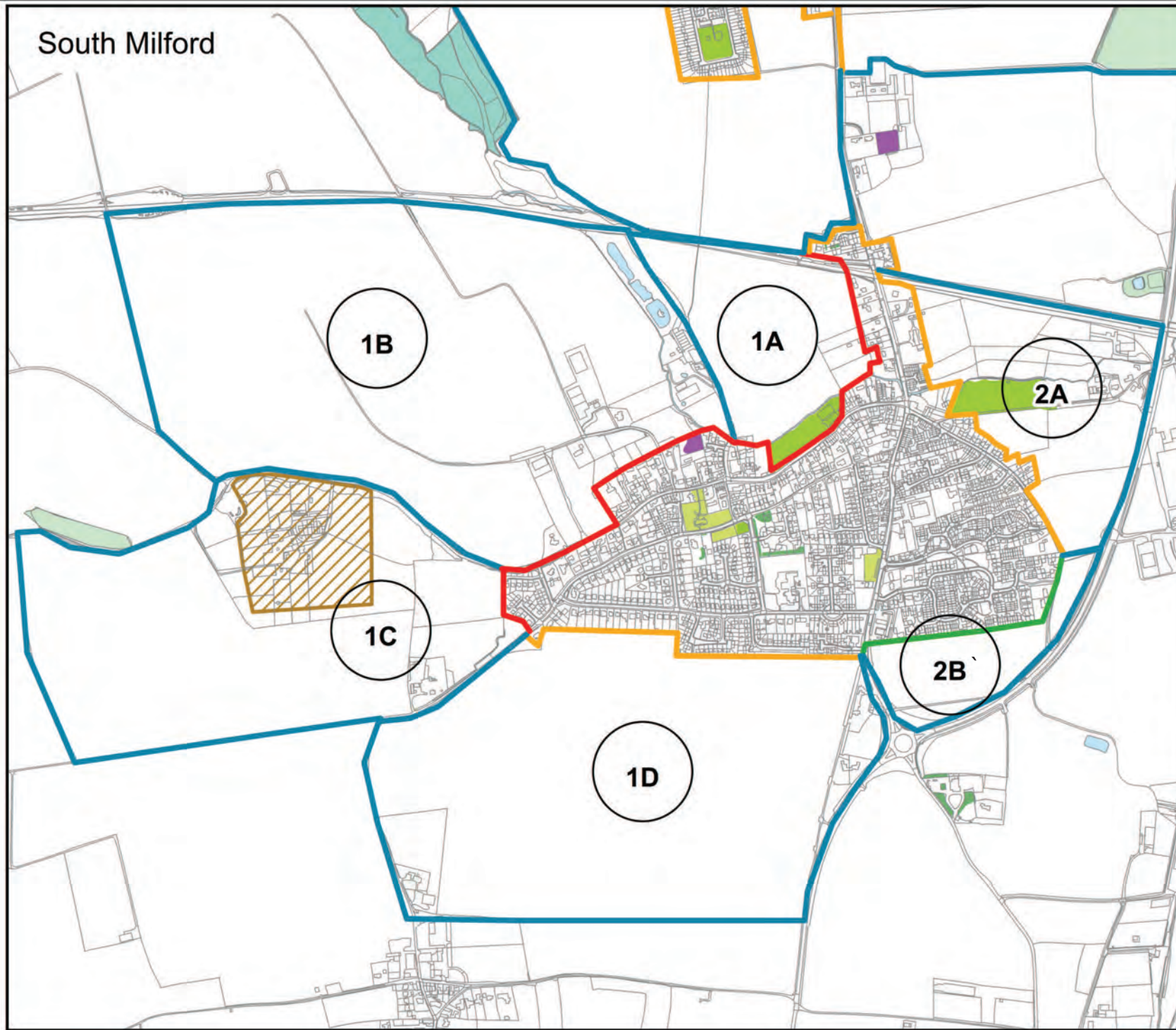
The PRoW network is well connected to the wider networks to the north and west of the settlement and give access to this locally distinctive setting of the rolling arable landscape. The rest of the village has some PRoWs but these are not a well connected network and are further disconnected by the upgraded road network.

The settlement is based along two main streets. It is a compact and well defined village with a traditional and distinctive conservation area within its core. This is largely composed of traditional magnesium limestone buildings with some red brick and rough cream lime rendered properties. Most are large detached or terraced properties with high boundary walls giving an illusion of a continuous frontages. Later suburban extensions have not reflected the buildings styles of the older part of the village. Post war to present day extensions to the settlement have developed in detached and semi detached houses and bungalows in crescents and cul-de-sacs, of varied building materials - mainly brick with concrete roof tiles.

### RESULTS OF SETTLEMENT SETTING ASSESSMENT

Settlement Setting Area	Settlement Fringe Quality	Impact of Settlement extensions	Total Assessment Score	Sensitivity to Development
<b>1A</b>	6	6	<b>12</b>	High
<b>1B</b>	6	6	<b>12</b>	High
<b>1C</b>	7	7	<b>14</b>	High
<b>1D</b>	4	4	<b>8</b>	Medium
<b>2A</b>	5	5	<b>10</b>	Medium
<b>2B</b>	4	3	<b>7</b>	Low

# South Milford



## Legend

- | Type | Importance                                                            |
|------|-----------------------------------------------------------------------|
|      | Important to protect from development                                 |
|      | Moderate importance to protect from development                       |
|      | Least important to protect from development                           |
|      | Settlement Assessment Edge                                            |
|      | OSMM_-_Oct_2015                                                       |
|      | SINC                                                                  |
|      | Scheduled Monument                                                    |
|      | Historic Parks & Gardens                                              |
|      | Local Amenity Spaces (Inc. Village Greens, Allotments & Church Yards) |
|      | Recreation Open Spaces (Inc. Sports Pitches & Playing Fields)         |
|      | Doorstep Greens                                                       |
|      | Traditional Orchards                                                  |
|      | SSSIs                                                                 |

0 187.5 375 750 Meters

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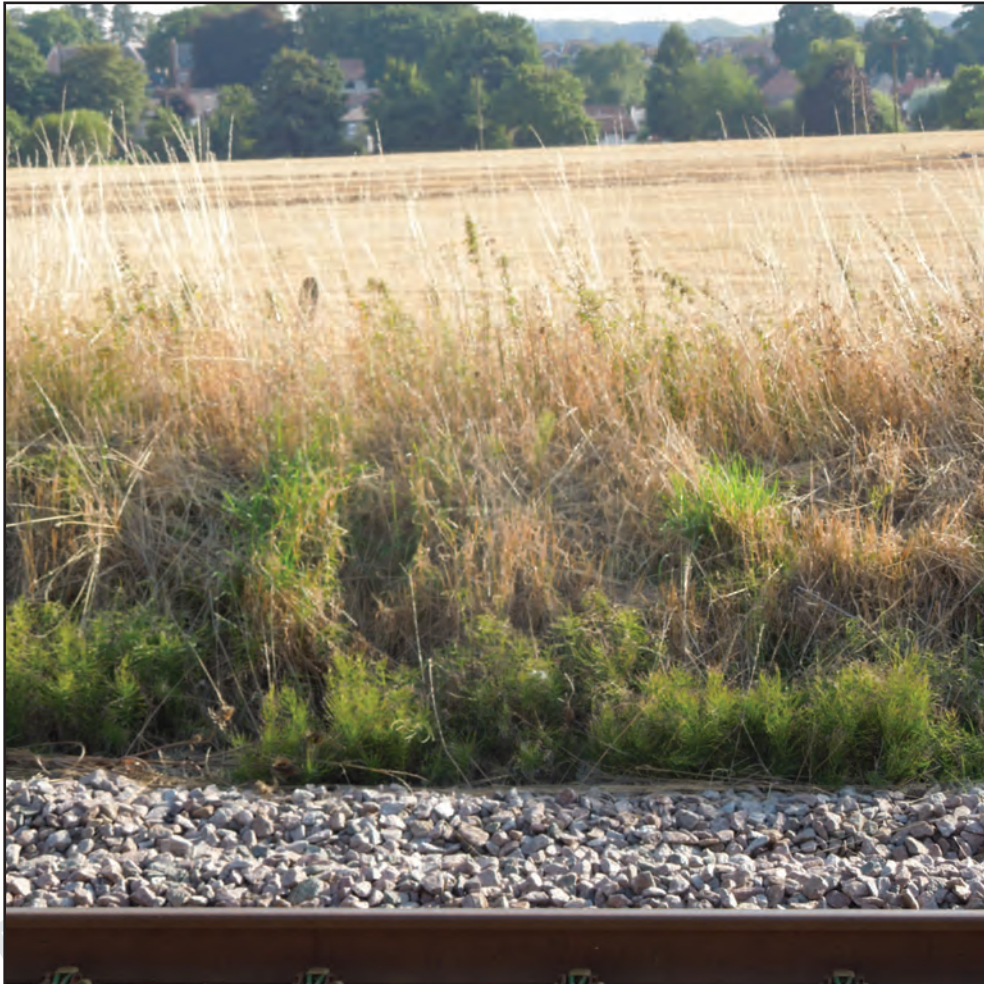
Do not scale from this plan



## South Milford 1A: Settlement Setting Assessment Area:

The area north of South Milford is on the low ridge of magnesian limestone, and is essentially rural in character with simple field patterns. It has large open sloping fields to the north of the settlement bound in the north by rail track. Mill Dike runs along the south edge. There are smaller field patterns with the watercourse close to settlement edge with hedgerows and

some tree planting including mature parkland trees and well maintained recreational land to the settlement edge. One well used footpath leads across the northern edge of the recreation ground. Property boundary treatments are mainly brick and stone wall with some fencing, hedges and tree planting.



*View from edge of station carpark to settlement edge*



*View across park to settlement edge along High Street*



## South Milford 1A: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Wider landscape: Primarily arable farmland, large open field patterns to the north-west of the settlement - enclosed fields, hedgerows and tree planting to the boundaries and small woodlands.</li> <li>• Bound by a stream to the south and the rail track lying north across a field</li> <li>• Smaller field patterns and watercourses close to settlement edge</li> <li>• Hedgerows and some tree planting including mature parkland trees</li> <li>• Well maintained recreational land to the settlement edge</li> <li>• Attractive character</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>• 1 fairly well used PRow does not directly connect with a wider network. Well used public recreational land on settlement edge</li> </ul>	3
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Fairly tranquil and remote location due to rural setting</li> <li>• Some interruption mainly from railway close to the settlement edge.</li> </ul>	1
<b>Landscape quality score</b>		<b>6</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• Not prominent from road</li> <li>• Fairly prominent from PRow close to settlement edge</li> <li>• Glimpses of settlement from a distance on PRow</li> </ul>	2
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Boundary treatments mainly brick and stone wall some fencing and hedges.</li> <li>• Softened edge predominantly hedgerows with some mature trees.</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Views from South Milford Railway Station across farmland to attractive recreation space</li> </ul>	2
<b>Visual landscape quality score</b>		<b>6</b>
<b>Total</b>		<b>12</b>

## South Milford 1A: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• <b>No mitigation is suitable to reduce the effect of development on this settlement edge.</b></li> </ul>	
<p><b>Conclusion</b></p>	<ul style="list-style-type: none"> <li>• <b>High sensitivity to development</b> due to the recreational land to edge of the settlement and the soft edge of planting to the settlement edge which softens the view into and out of the settlement from the station and paths.</li> <li>• Large scale development up to the boundary of South Milford in this settlement area would be very visually intrusive to the existing soft settlement edge.</li> <li>• Small scale development may be contained behind new and/or extension to existing screens of hedgerows and should be further screened by planting of similar hedgerows and trees.</li> <li>• The affect of any proposed development on the land drainage must be checked especially in relation to Mill Dike running through the area.</li> </ul>	<p><b>12</b></p>
<p><b>NOTES</b></p>	<ul style="list-style-type: none"> <li>• Environment Agency designated Flood zone level 3 to the settlement edge only</li> <li>• SHLAA site identified within the assessment area to the eastern edge</li> <li>• Within Impact Risk Zone of Sherburn Willows Nature Reserve SSSI</li> <li>• Mill Dike</li> <li>• Locally Important Landscape Area ENV15</li> <li>• Green Belt</li> </ul>	

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## South Milford 1B: Settlement Setting Assessment Area:

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The area north-west of South Milford is on the low ridge of magnesian limestone, and is essentially rural in character with simple field patterns. It has large open sloping fields to the north of the settlement bound in the north by rail track. It has fragmented hedgerows with some hedgerow trees. The study area forms one side of a gentle valley extending towards the settlement edge. There are farmsteads to the settlement edge and Mill Dike

to the eastern edge. The area lies between a scheduled monument and an SSSI.



*View from PRow along Well Lane to the Northern edge of the settlement along High Street and Woodlands Lane*



*View from Bully Tree Lane across private land to High Street*

## South Milford 1B: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Side of gentle limestone valley with predominantly large arable land and some pasture</li> <li>• Railway track to the north boundary</li> <li>• Field boundaries of hedgerows with some trees and small woodlands</li> <li>• Farmsteads close to the settlement</li> <li>• Mill Dike to the eastern edge adjoining Sherburn Willows SSSI immediately north of the area</li> <li>• Highly attractive character</li> </ul>	3
Public accessibility	<ul style="list-style-type: none"> <li>• Two PRoW connect to the north out to Sherburn In Elmet, one less inviting due to proximity of farm</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Fairly tranquil and remote location due to rural setting.</li> <li>• Some interruption mainly from railway</li> </ul>	1
<b>Landscape quality score</b>		<b>6</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• Not prominent from the road due to the planting</li> <li>• Glimpses from PRoW over the fields and through the trees to the east and more prominent rooftops to the south from the PRoW over private land</li> </ul>	2
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Predominantly obscured by hedgerows and largely mature trees</li> <li>• Boundary treatments mix of brick and stone walls some fences and hedges</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Locally outstanding quality with some distinctive views into the settlement</li> </ul>	2
<b>Visual landscape quality score</b>		<b>6</b>
<b>Total</b>		<b>12</b>

## South Milford 1B: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• <b>No mitigation is suitable to reduce the effect of development on this settlement edge.</b></li> </ul>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• <b>High sensitivity to development</b> due to the highly attractive quality of the wider landscape and the distinctive rural setting to the settlement edge</li> <li>• The area is adjacent to nearby to Sherburn Willows SSSI and a wetland which is part of the same water system. The area is in to the impact risk zone for the SSSI</li> <li>• The village extents as existing fit in to a gentle dip in the landscape and to extend from this would lose some of the distinctive characteristic of the village.</li> <li>• Important distinctive views to and from the scheduled ancient monument.</li> <li>• Large or small scale development up to the boundary of South Milford in this settlement area would be very visually intrusive to the existing soft settlement edge.</li> </ul>	<b>12</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Scheduled Ancient Monument: Steeton Hall medieval magnates residence and manorial centre, is to the south eastern edge of the study area within the adjacent site 1C but is significant within the wider landscape setting</li> <li>• Adjacent to Sherburn Willows Nature Reserve</li> <li>• Locally Important Landscape Area ENV15</li> <li>• Green Belt</li> </ul>	

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## South Milford 1C: Settlement Setting Assessment Area:

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This area is east of South Milford within the low ridge of magnesian limestone, and of essentially rural character. It has simple large scale field patterns with boundaries of hedgerows and some trees. The landform is rolling open farmland. The fields are predominantly arable and there is a large farmstead along the settlement edge.

There are some small woodlands and a distinctive landscape character around the Gatehouse building.



*Views from bench along Westfield Lane to the Northern edge of the settlement*



## South Milford 1C: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Rolling open farmland, predominantly large scale arable with larger farmsteads along the settlement edge below.</li> <li>Field boundaires of hedgerows and some tree planting.</li> <li>Distinctive landscape character with significant Gatehouse building in immediate character area.</li> </ul>	3
Public accessibility	<ul style="list-style-type: none"> <li>One PRoW fairly well used on the edge of the study area though not well connected to the settlement or other wider landscape networks</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Fairly tranquil and remote location due to rural setting.</li> </ul>	3
<b>Landscape quality score</b>		<b>7</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>Not very prominent from the road due to the dipping landform and the planting along the edge and within the settlement reducing the visual impact of the development to the immediate setting</li> <li>Some roof and gable ends visible from a distance</li> </ul>	2
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Housing estate boundaries a mix of brick and stone walls, timber fencing, and some hedgerows.</li> <li>Edge predominantly hedgerows with mature trees.</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Distinctive views into and out of the settlement</li> </ul>	3
<b>Visual landscape quality score</b>		<b>7</b>
<b>Total</b>		<b>14</b>

## South Milford 1C: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• <b>No mitigation is suitable to reduce the effect of development on this settlement edge</b></li> </ul>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• <b>Important to protect from development as high sensitivity</b> due to the highly attractive quality of the wider landscape and the distinctive rural setting to the settlement edge in a dip in the landscape</li> <li>• Large or small scale development up to the boundary of South Milford in this settlement area would be very visually intrusive to the existing low settlement edge currently filtered by significant mature trees and hedges.</li> </ul>	<b>14</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Scheduled Ancient Monument: Steeton Hall medieval magnates residence</li> <li>• Locally Important Landscape Area ENV15</li> <li>• Green Belt</li> <li>• Small SHLAA site on north western edge of the study area</li> </ul>	



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## South Milford 1D: Settlement Setting Assessment Area:

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Area south of the western side of South Milford and on the low ridge of magnesian limestone. Area of essentially rural character with large scale simple field pattern.

Rolling open farmland character type, predominantly arable, with large

open field pattern directly up to the settlement edge. Very prominent settlement edge of housing behind boundaries of hedges and back garden fencing.



*Views from London Road to edge of settlement*



*Views from London Road to edge of settlement*

## South Milford 1D: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Wider landscape: Rolling Open Farmland predominantly arable with larger field patterns directly along the settlement edge</li> <li>Sporadic hedgerows and some tree planting but many boundaries open</li> <li>Large field patterns up to edge of settlement with fencing and sparse hedgerows and tree planting</li> <li>Attractive wider landscape character is diminished by the prominent hard settlement edge</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>One PRoW network disconnected from wider landscape and PRoW network</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Fairly rural setting though some interruption where close to A162</li> </ul>	1
<b>Landscape quality score</b>		<b>4</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>Very prominent from the road due full view of settlement edge</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Predominantly close board timber fencing some hedgerows</li> <li>Hard edge</li> </ul>	0
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Common place no distinctive views</li> </ul>	1
<b>Visual landscape quality score</b>		<b>4</b>
<b>Total</b>		<b>8</b>

## South Milford 1D: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Provide buffer planting to any new settlement edge that allows some limited visibility of the built development edge</li> <li>• Enhance buffer planting to the boundary with the A63 to screen the busy link road</li> <li>• Consider a less regular settlement edge than the current line to better reflect the older settlement character</li> <li>• Avoid development of more than two storeys on outer edge</li> <li>• Trees and hedgerows important to improve the character of the area and reflect the character of the old settlement</li> <li>• Consider the approach to the settlement from the main road from the south</li> <li>• Small woodland copses should be designed as a feature within the development and also located on the development edge enhancing the wider landscape character as well as providing screening and integration of the built form</li> <li>• Protect existing PRoW and allow space on either side to enhance the landscape character</li> <li>• Provide new paths to link the existing paths to create circular walk around the development and to link to other existing footpaths in the wider adjacent countryside</li> <li>• Protection of the War Memorial</li> </ul>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• <b>Moderate important to protect from development</b> due to the pleasant wider locally distinctive landscape character meeting the abrupt existing building line to the settlement edge.</li> <li>• Large or small scale development along the edge of South Milford may be contained behind existing screens of hedgerows and should be further settled into the landscape by planting of similar hedgerows and trees on the outer edge of the development boundary.</li> <li>• The effect of any proposed development on the wider hydrology to be assessed.</li> </ul>	<b>8</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Locally Important Landscape Area (ENV 15)</li> <li>• Green Belt (SP2, SP3)</li> <li>• Large SHLAA site across the whole of the study area</li> <li>• War memorial at junction of Low Street and London Road</li> </ul>	

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## South Milford 2A: Settlement Setting Assessment Area:

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Although within a landscape character area of wide open large scale flat low lying arable farm land some of this study area has smaller field patterns with hedgerows and some tree planting. It is bound by the railway to the north and the A162 and railway to the east. There is some industry close to the eastern edge. There are mature hedgerows between the farmland and the

settlement due. Mill Dike runs through the area visible from the recreation land along the settlement edge.



*View from Mill Lane to settlement edge along Common Lane*



*View from Mill Lane to settlement edge along Milford Road*

## South Milford 2A: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Wider landscape: Primarily arable farmland with areas of gently undulating topography some industry</li> <li>Study area 2A is bound by the railway to the north and the A162 and railway to the east</li> <li>Area of small field patterns, paddocks and sports and recreation land.</li> <li>Watercourses run east to west</li> <li>The water course does connect to the SSSI to the south west of the site and the site is within the SSSI Impact Risk Zone</li> <li>Hedgerows and some tree planting on boundaries - mature hedgerows between farmland and settlement</li> <li>Pleasant character</li> </ul>	3
Public accessibility	<ul style="list-style-type: none"> <li>No designated PRoW in this area though access through recreation grounds</li> <li>Due to proximity of A162 and railways no direct connection to outlying PRoW network.</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Fairly tranquil and remote location due to rural setting.</li> <li>Some interruption from A162 close to the settlement edge.</li> <li>Residents enjoy a rural view of arable farmland, paddocks and recreation ground with mature hedgrow and tree planting offer a pleasant setting despite close proximity to A162.</li> </ul>	1
<b>Landscape quality score</b>		<b>5</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>No prominent view from the road by car or as pedestrian due to the planting buffer, prominent from the recreation grounds.</li> </ul>	1
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Fairly soft edge of housing estate mix of walls, fencing and hedges with some tree planting.</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>No distinctive views into the settlement</li> <li>Pleasant setting enhanced by recreational land use</li> </ul>	2
<b>Visual landscape quality score</b>		<b>5</b>
<b>Total</b>		<b>10</b>

## South Milford 2A: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Provide a vegetated buffer on settlement edge allowing some visibility of the built development edge.</li> <li>• Irregular settlement edge with housing units not forming a strict building line but juxta-positioned creating varied building line of frontage and gable ends</li> <li>• New development should respond to contours and avoid higher ground</li> <li>• Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals, in particular mature and semi mature trees and hedgerows</li> <li>• Entrance/gateway to settlement: Improve approach to settlement along minor roads and consider interface between trianlines and the settlement</li> <li>• Protect existing recreation land to the settlement edge and the watercourse connecting with the Sherburn Willows SSSI further north west along the water course</li> <li>• Protect the drainage within the site as connects to wider SSSI</li> <li>• Protect and enhance recreational land as locally important resource</li> <li>• Protect existing PRow and allow space on either side to enhance and conserve landscape character</li> <li>• Provide new paths to create circular walks within development and links to other existing footpaths and the wider adjacent countryside</li> </ul>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• <b>Moderately important to protect from development due to medium sensitivity</b> due to the recreational land to edge of the settlement and the well developed planting on parts of the settlement edge which frame and filter some of the views into and out of the settlement.</li> <li>• Mill Dike running through from SSSI in to the wider landscape.</li> <li>• Large scale development up to the boundary of South Milford in this settlement area would be very visually intrusive to the existing soft settlement edge.</li> <li>• Small scale development if considered to the assessment area may be contained behind new and/or extension to existing screens of hedgerows and should be further screened by planting of similar hedgerows and trees.</li> <li>• The affect of any proposed development on the land drainage must be checked</li> </ul>	<b>10</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• SSSI Impact Risk Zone</li> <li>• Mill Dike</li> </ul>	

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## South Milford 2B: Settlement Setting Assessment Area:

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Wider landscape character is extensive areas of flat open low lying farm land farmland with arable crops intensively cultivated in large or very large fields with few trees or hedgerows.

This study area characterised by a narrow margin of arable farmland with hedgerow and tree planting between the extended settlement edge and the

boundary of the A162 to the south and eastern edge.

The narrow buffer of remaining arable farmland with mature hedgerow and tree planting maintain a narrow pleasant rural buffer between the settlement and the busy A road.



*View from Common Lane to Black Lane*



*View down heading South along Common Lane*

## South Milford 2B: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Wider landscape: Primarily arable farmland with areas of gently undulating topography.</li> <li>• The southern edge of the settlement area has a hard settlement edge, the eastern edge is softer with mature hedgerow and tree planting the small fields</li> <li>• Buffer planting along the edge of the A63</li> <li>• Hedgerows and some tree planting</li> <li>• Fairly softened edge between farmland and settlement due to mature hedgerows. Hard edge to the housing estate to the south of the settlement.</li> <li>• Pleasant character</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>• No designated PRoW in this area. Due to proximity of A162 no direct connection to outlying PRoW network.</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Some interruption from A162 close to the settlement edge.</li> <li>• Residents enjoy a pleasant view of the narrow buffer of arable farmland with mature hedgerow and tree planting offer a pleasant setting despite close proximity to A162.</li> </ul>	1
<b>Landscape quality score</b>		<b>4</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• Not prominent from the road by car or as pedestrian due to the planting buffer,</li> </ul>	1
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Fairly soft edge of housing estate mix of walls, fencing and hedges with some tree planting.</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• No distinctive views into the settlement</li> </ul>	0
<b>Visual landscape quality score</b>		<b>3</b>
<b>Total</b>		<b>7</b>



## South Milford 2B: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Outer development edge: Maintain existing narrow buffer of arable farmland and mature hedgerow and tree planting screening the busy A162 and enhancing the abrupt settlement edge.</li> <li>• Any development should address the abrupt settlement edge and enhance this southern gateway into the village.</li> <li>• Create an irregular settlement edge with housing units not forming a strict building line but juxtaposed creating varied building line of frontage and gable ends</li> <li>• Avoid development more than two storeys on outer edge</li> <li>• Trees and major hedgerows should be protected, enhanced and maintained within any development proposals</li> <li>• Consider entrance/gateway to settlement especially off the A63</li> <li>• Protect link to existing PRow leading away from the settlement and provide new paths to create circular walk and links to other existing paths.</li> </ul>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• <b>Moderate to low importance to protect from development</b> due to the pleasant character of the northern study area meeting the abrupt existing building line to the settlement edge to the south.</li> <li>• Large or small scale development along the edge of South Milford may be contained behind existing screens of hedgerows and should be further settled into the landscape by planting of similar hedgerows and trees on the outer edge of the development boundary.</li> <li>• The effect of any proposed development on the wider hydrology to be assessed</li> </ul>	<b>7</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• Green Belt (SP2, SP3)</li> <li>• Large SHLAA site across the whole of the study area</li> <li>• Support from DCV workshop for development in this area</li> </ul>	

## 12.17

# DESIGNATED SERVICE VILLAGE: Thorpe Willoughby

### 12.17.1

#### Site Context

Thorpe Willoughby is a fairly compact nuclear village located to the north east of the wooded hill: Brayton Barff. The high point in the village is on the south east corner by the Barff and the village drops very gently down to the north. The survey area is divided between two character areas as defined by the Landscape Assessment of Selby District January 1999 with West Selby Plain to the north (1) and the Hambleton Sandstone Ridge to the east, south and west (2A,2B and 2C).

### 12.17.2

#### Site Description

The **West Selby Plain** area around the settlement has typically extensive areas of flat open low lying farmland with arable crops intensively cultivated in large or very large fields with few trees or hedgerows. Nearby is a typical belt of semi enclosed or lightly wooded landscape with frequent hedgerow trees and small woodland

The **Hambleton Sandstone Ridge** area is a low, but distinctive ridge characterised by two wooded hills. The landform is gently undulating farmland.

The main character of the surrounds to the village on the western, northern and eastern edge is a mainly flat landscape with medium scale fields bound by intermittent hedgerows with the occasional mature tree. To the east just beyond the settlement edge there is also broad tree belt. On the south eastern edge, the landform gently starts to rise, before increases sharply to for the locally wooded hill: Brayton Barff.

This arable landscape is also characterised by a number of contained farmsteads located just outside the settlement boundary. Also towards the south and south west is the A63 Highway, which with its associated belt of highway tree planting forms a strong feature within the landscape.

Late 20th century housing is visible on the eastern and western settlement edges of the village due to short rear gardens with predominantly timber fencing being used as boundary treatment. The settlement edge on the northern side is clearly defined by the railway line and associated planting. The southern extent of the village is enclosed by Field Lane and the robust hedgerow.

Most of the village and its surrounds is in Flood Risk Zone 1 but there is an area north of the village in Flood Risk Zone 2.

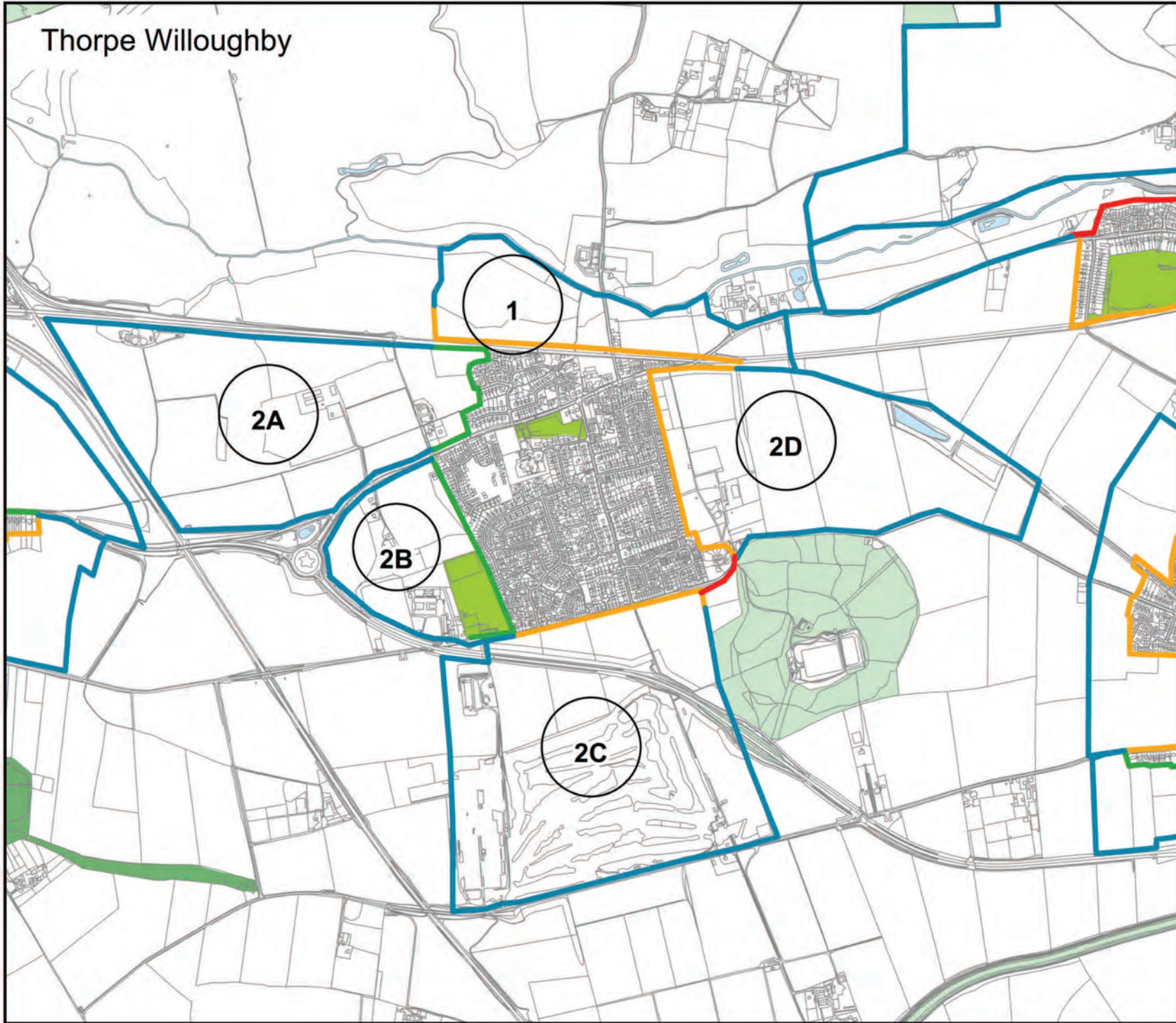
Thorpe Willoughby has four Grade II Listed Buildings in the urban form of the village. Thorpe Hall moated monastic grange Scheduled Monument is located to the north of Thorpe Willoughby.

Brayton Barff and its surrounds is a Locally Important Landscape Area and a popular walking area. There are well used PRoW from Thorpe Willoughby to Brayton and routes that link to Selby.

#### RESULTS OF SETTLEMENT SETTING ASSESSMENT

Settlement Setting Area	Settlement Fringe Quality	Impact of Settlement extensions	Total Assessment Score	Sensitivity to Development
1	5	6	11	Medium
2A	3	3	6	Low
2B	3	3	6	Low
2C	5	5	10	Medium
2D	5	5	10	Medium

# Thorpe Willoughby

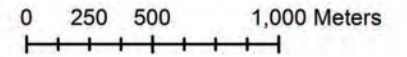


## Legend

### Settlement Setting Assessment Areas

#### Type

-  Important to protect from development
-  Moderate importance to protect from development
-  Least important to protect for development
-  Settlement Assessment Edge
-  SINC
-  Local Amenity Spaces (Inc. Village Greens, Allotments & Church Yards)
-  Recreation Open Spaces (Inc. Sports Pitches & Playing Fields)
-  SSSIs



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## Thorpe Willoughby 1A: Settlement Setting Assessment Area:

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This is a subunit of the LCA: West Selby Plain characterised by gently undulating farmland. The boundaries are to the north the first field boundaries, to the west and east another field boundary



*View from Dam Lane to settlement edge – large sheds are visible north of the railway line. South of the railway line, the small pasture field is overlooked and contains 2No PRow*

## Thorpe Willoughby 1A: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Flat to gently undulating semi enclosed arable farmland with average to smaller fields, although increasing in size further from settlement edge</li> <li>• Landform to the north gently slopes down to Selby Dam</li> <li>• Fields partly enclosed with hedgerows and mature trees, some open boundaries</li> <li>• Native agricultural hedgerows align roads</li> <li>• Shrub and tree planting adjacent railway line</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>• Southern side of railway line 2No PRow exist which criss-cross field</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Adjacent railway line</li> <li>• The railway line and associated tree and shrub planting separates the countryside to the north with the settlement to the south creating a feeling of isolation</li> </ul>	2
<b>Landscape quality score</b>		<b>5</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• Views adjacent Dam Lane to adjacent undeveloped areas</li> <li>• Small field with 2PRow undeveloped areas visible</li> </ul>	2
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Railway line and associated planting( both sides) forms settlement edge</li> <li>• Pasture field south of railway line is overlooked by adjacent properties where the settlement edge consists mainly of low hedgerows</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Railway line creates gateway to settlement and also vice versus to adjacent countryside</li> </ul>	2
<b>Visual landscape quality score</b>		<b>6</b>
<b>Total</b>		<b>11</b>

## Thorpe Willoughby 1A: Settlement Setting Assessment Area:

Scope for mitigation		
	<p>The mitigation measures required for successful development within this study area is a combination of approaches to design layout, replicating existing features and adding new features.</p> <p>The railway line forms a well defined boundary to the south side of the study area but with little or no associated linear vegetative screening. The Selby Dam forms the north boundary of the study area.</p> <p>There is an existing pattern of individual trees, groups of trees and low hedges along the curvilinear field boundaries to the west of Dam Lane and to the square fields east towards Southlands Farm.</p> <p>Any development would need to be very small scale to fit into the existing pattern of farm and individual house developments.</p> <p>It is recommended that mitigation replicate the informal vegetation around Thorpe Hall farm.</p> <ul style="list-style-type: none"> <li>• <b>Outer development edge:</b></li> <li>• Irregular settlement edge with single or a couple of housing units juxta-positioned creating varied building line of frontage and gable ends</li> </ul> <p><b>Existing and new landscape features</b></p> <ul style="list-style-type: none"> <li>• Trees and hedgerows of value should be protected, enhanced and maintained within any development</li> <li>• <u>Entrance/gateway to settlement:</u> Enhance and maintain an overall gateway to settlement along Dam Lane</li> </ul> <p><b>Recreational routes</b></p> <ul style="list-style-type: none"> <li>• <u>New Footpaths:</u> Provide new paths to create circular walks within development and links to other existing footpaths and the wider adjacent countryside</li> </ul>	
<b>Conclusion</b>	<p><b>Medium sensitivity to development:</b> Moderately important to protect or enhance. The railway line clearly defines the settlement edge to the north, with the railway crossing at Dam Lane creating an entrance gateway to Thorpe Willoughby. The undeveloped field on the southern side (adjacent to Dam Lane) provides local amenity value with two PRowS.</p>	<b>11</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• No SHLAA sites to north of railway line.</li> <li>• Flood Risk Zone 2. and 3.</li> <li>• Grade 2 and 3 top soil.</li> <li>• Thorpe Hall Farm listed building.</li> <li>• Semi rustic ribbon along Selby Dam.</li> </ul>	

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## Thorpe Willoughby 2A: Settlement Setting Assessment Area:

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This is a subunit of the LCA: Hambleton sandstone Ridge characterised by gently undulating farmland. The boundaries are to the north the railway line, the west the first field boundary which leads across to Harry Moor Lane, then to the south the Leeds Road.



*Two storey residential properties, short rear gardens and a mix of mainly wooden fences and hedgerows create settlement edge*



## Thorpe Willoughby 2A: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• Flat open arable farmland with average to smaller size fields</li> <li>• Fields partly enclosed with hedgerows and mature trees, some open boundaries</li> <li>• Hedgerows align roads</li> <li>• Open drainage ditches with grass banks, also continue into settlement</li> <li>• Settlement edge very visible</li> </ul>	1
Public accessibility	<ul style="list-style-type: none"> <li>• None</li> <li>• Partly visible from adjacent road</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Adjacent train line, visible settlement edge</li> </ul>	1
<b>Landscape quality score</b>		<b>3</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• Irregular indented edge with some undeveloped areas (adjacent to the settlement edge) visible</li> </ul>	1
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Irregular settlement edge with short rear gardens, enclosed by a mix of hedgerows, close boarded fencing, Two roads abruptly end against the open countryside – Pine Tree Close and The Fir Trees</li> </ul>	1
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Approach road and entrance to Thorpe Willoughby</li> </ul>	1
<b>Visual landscape quality score</b>		<b>3</b>
<b>Total</b>		<b>6</b>



## Thorpe Willoughby 2A: Settlement Setting Assessment Area:

Scope for mitigation		
	<p>The mitigation measures required for successful development within this study area is a combination of approaches to design layout, replicating existing features and adding new features.</p> <p>Railway lines form well defined boundaries to the west and north side of the study area with some associated linear vegetative screening but limited in scale. The A1238 forms the south boundary with some screening to the embankments where road crosses railway line.</p> <p>The settlement edge is limited in length and is indented with an adjacent small farm (Meadow View Farm)</p> <p>Any development would need to replicate this indented boundary to avoid forming a hard straight boundary as found to the south and east of the settlement.</p> <p>It is recommended that mitigation replicate the informal vegetation around Meadow View farm.</p> <p><b>Outer development edge:</b> Create new vegetated buffer on outer development edge.</p> <ul style="list-style-type: none"> <li>Housing units not forming a strict building line but juxta-positioned creating varied building line.</li> </ul> <p><b>Existing and new landscape features</b></p> <ul style="list-style-type: none"> <li>Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals</li> <li><u>Entrance/gateway to settlement:</u> Enhance and maintain an overall gateway to settlement along the A1238</li> <li><u>Small tree groups</u> should be designed as a feature within the development and also located on the development edge creating a link to the wider landscape character as well as providing screening and integration of the built form</li> <li>Proposed Landscape elements within the new development could include groups of tree planting, which would help to enhance and restore the overall quality of the settlement edge</li> </ul> <p>Recreational routes</p> <p><u>New Footpaths:</u> Provide new paths to link to other existing footpaths and the wider adjacent countryside.</p>	
<b>Conclusion</b>	<p><b>Low sensitivity to development</b>, with a least important settlement edge to protect and enhance. Due to the unfinished nature of the existing settlement edge, there are opportunities for development to create a new settlement edge with improved access to the adjacent countryside. The impact on the entrance to Thorpe Willoughby on the Leeds Road with any new development should be considered</p>	<b>6</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>Flood zone 2 at east end (between Meadow View Farm and settlement edge), majority of area to west not in flood zone.</li> <li>North west side grade 2 soil, south east side grade 3 soil.</li> <li>SHLAA suggests pressure for development to east half of area.</li> <li>Small area of Priority Habitat Inventory deciduous woodland by Hagg Lane.</li> </ul>	

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## Thorpe Willoughby 2B: Settlement Setting Assessment Area:

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This is a subunit of the LCA: Hambleton Sandstone Ridge characterised by gently undulating farmland. The boundaries are to the north the Leeds Road, the west the driveway leading south off the Leeds Road to the Portland South Veterinary Centre, then across to the pig farm. Skirting around the northern edge and eastern edge down to Field Lane. The

southern boundary is Field Lane. Playing fields from a significant part of the settlement edge.



*View from car park off Field lane across playing fields to settlement edge*

## Thorpe Willoughby 2B: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Generally flat landscape with open arable fields and playing fields</li> <li>Robust belts of tree planting enclosing farm, pasture fields and other buildings</li> </ul>	1
Public accessibility	<ul style="list-style-type: none"> <li>Southern section of study, playing fields align settlement edge</li> </ul>	1
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Traffic noise from A63 getting louder further to the source</li> </ul>	1
<b>Landscape quality score</b>		<b>3</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>Undeveloped areas visible from playing fields</li> <li>Undeveloped areas visible from adjacent roads</li> </ul>	2
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Short rear gardens with mix of boundary treatment of close boarded timber fencing, individual trees,</li> <li>Mix of two storey houses and bungalows visible on settlement edge</li> </ul>	1
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Approach road and entrance to Thorpe Willoughby</li> </ul>	0
<b>Visual landscape quality score</b>		<b>3</b>
<b>Total</b>		<b>6</b>

## Thorpe Willoughby 2B: Settlement Setting Assessment Area:

Scope for mitigation		
	<p>The mitigation measures required for successful development within this study area is a combination of approaches to design layout, replicating existing features and adding new features.</p> <p>The A1238 forms the north boundary with a low hedge boundary (but no trees). The A63 forms the south boundary with hedges and tree planting. The settlement edge has a generally formal straight edge with house walls relating to this line. There is a recreation area to the south east corner.</p> <p>A pig breeding centre and Portland House Veterinary Centre have distinctive enclosing tree/hedge boundaries that could form the template for a mitigation design to any new development.</p> <p><b>Outer development edge:</b> Create new vegetated buffer on outer development edge to screen views of new settlement edge from wider countryside. Views from boundary roads are very open and could do with additional screen planting.</p> <ul style="list-style-type: none"> <li>Irregular settlement edge with housing units not forming a straight building line but juxta-positioned creating varied building line of frontage and gable ends with occasional groups of trees.</li> </ul> <p><b>Existing and new landscape features</b></p> <ul style="list-style-type: none"> <li>Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals</li> <li><u>Entrance/gateway to settlement:</u> Enhance gateway to settlement along the Leeds Road.</li> </ul> <p><b>Recreational routes</b></p> <p><u>New Footpaths:</u> Provide new paths to link to other existing footpaths (although need to cross A1238) and the wider adjacent countryside.</p>	
<b>Conclusion</b>	<p><b>Low sensitivity to development:</b> With a least important settlement edge to protect and enhance other than the playing fields which are used by Thorpe Willoughby Sports Club and used for regular football matches and events. Opportunities exist within this area to create a new settlement edge and restore and improve the adjacent landscape character. The impact on the entrance to Thorpe Willoughby on the Leeds Road with any new development should be considered.</p>	<b>6</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>Flood zone 1.</li> <li>Grade 3 soil.</li> <li>SHLAA suggests pressure for development to west and north of area.</li> <li>Small area of Priority Habitat Inventory deciduous woodland by Hagg Lane.</li> <li>Planning permission for former pig breeding centre on south side.</li> </ul>	

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## Thorpe Willoughby 2C: Settlement Setting Assessment Area:

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This is a subunit of the LCA: Hambleton Sandstone Ridge characterised by gently undulating farmland which gently rises to Brayton Barff. The boundaries are to the south the A63 and to the east edge of the woodland associated with Brayton Barff.



*Robust hedgerow aligns Field Lane, where views of the settlement edge from the PRow are totally screened (picture above right)*

## Thorpe Willoughby 2C: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Flat open fields of mainly pasture gently undulating then rising to the south to local hill: Brayton Barff</li> <li>Robust hedgerow boundaries</li> <li>Field Lane aligned with hedgerow</li> <li>New tree and shrub planting along A63</li> <li>Brayton Barff prominent woodland hill to the east</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>PRoW leads south to A63</li> <li>Other PRoW's in locality of Brayton Barff</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Robust hedgerow adjacent Field Lane screens settlement edge and provides sense of remoteness on opposite side</li> <li>Traffic noise from A63 to south</li> </ul>	1
<b>Landscape quality score</b>		<b>5</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>Robust native hedgerow aligns road, screening adjacent undeveloped land from public viewpoints along Field Lane</li> <li>Views of undeveloped land from PRoW</li> </ul>	2
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Hedgerow adjacent Field Lane creates soft edge to the settlement which screens the hard settlement edge from PRoW to the south</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Views of Brayton Barff to the south</li> </ul>	1
<b>Visual landscape quality score</b>		<b>5</b>
<b>Total</b>		<b>10</b>

## Thorpe Willoughby 2C: Settlement Setting Assessment Area:

Scope for mitigation		
	<p>The mitigation measures required for successful development within this study area is a combination of approaches to design layout, replicating existing features and adding new features.</p> <p>Field Lane forms the north boundary with a hedge boundary (but no trees) along the south side of the road. The A63 crosses the area swinging south east to avoid Brayton Barff. There is significant new tree and scrub planting extending away from the A63.</p> <p>The south of the area is dominated by Selby Golf Club and between the club and the A63 the existing fields have been mass planted with trees.</p> <p>The mass planting of trees near the golf course could be extended into new housing area to create a much greener development to complement the Barff.</p> <p><b>Outer development edge:</b> Create new vegetated buffer on outer development edge.</p> <p><b>Existing and new landscape features</b></p> <ul style="list-style-type: none"> <li>High density of tree planting to enhance and restore the overall quality of the settlement edge and allow new housing to have a positive contribution to the wider landscape. Older residential development has had a negative impact on the setting of the Brayton Barff.</li> </ul> <p><b>Recreational routes</b></p> <ul style="list-style-type: none"> <li><u>Existing Footpaths:</u> Protect existing PRoW especially leading to the Barff and allow space on either side to enhance and conserve landscape character</li> <li>Create new footpaths to link across the area to Brayton Barff and to the path network leading to Brayton.</li> </ul>	
<b>Conclusion</b>	<p><b>Medium sensitivity to development:</b> Area is moderately important to protect or enhance. Field Lane and associated hedgerow provides an established settlement edge with a single PRoW leading out to adjacent open countryside providing some amenity value. Any new development should protect the open landscape setting of Brayton Barff. There are considerable opportunities for mitigation in this area that could be important for the long term amenity and visual quality of the settlement.</p>	<b>10</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>Flood zone 1.</li> <li>Grade 3 soil to west end and grade 4 soil to east end.</li> <li>SHLAA suggests pressure for development to the land between A63 and settlement edge, extending to edge of the Brayton Barff.</li> </ul>	

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## Thorpe Willoughby 2D: Settlement Setting Assessment Area:

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This is a subunit of the LCA: Hambleton Sandstone Ridge characterised by gently undulating farmland which gently rises to Brayton Barff. The boundaries are to the south Field Lane, to the east the tree shelter belt and to the north the Leeds Road.



*Two storey properties mainly with hedgerow vegetation create settlement edge*





## Thorpe Willoughby 2D: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Flat open fields of pasture gently undulating then rising to the south and beyond Field Lane to Brayton Barff</li> <li>Mix of field boundaries, but predominantly post and rail</li> <li>Prominent shelter belts of trees enclose landscape from the east</li> </ul>	1
Public accessibility	<ul style="list-style-type: none"> <li>PRoW runs along existing track on north south alignment, part of route to Brayton Barff</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Free from noise</li> </ul>	2
<b>Landscape quality score</b>		<b>5</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>Open view of undeveloped areas adjacent settlement edge from PRoW</li> </ul>	3
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Straight settlement edge of short rear gardens with mainly hedgerow and some close boarded timber fencing demarcating the boundary</li> </ul>	1
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Views of Brayton Barff to the south</li> </ul>	1
<b>Visual landscape quality score</b>		<b>5</b>
<b>Total</b>		<b>10</b>

## Thorpe Willoughby 2D: Settlement Setting Assessment Area:

Scope for mitigation		
	<p>The mitigation measures required for successful development within this study area is a combination of approaches to design layout, replicating existing features and adding new features.</p> <p>A1238 ( small section with dense tree planting strip) and dismantled railway line (limited associated vegetation) forms the north boundary with Barff lane along the south side. The area narrows to the east and has a straight boundary to the existing settlement edge. Fields are rectilinear with straight boundaries</p> <p><b>Outer development edge:</b> Create new vegetated buffer on outer development edge to screen views of new settlement edge from wider countryside</p> <ul style="list-style-type: none"> <li>Irregular settlement edge with housing units not forming a strict building line but juxta-positioned creating varied building line of frontage and gable ends</li> </ul> <p><b>Existing and new landscape features</b></p> <ul style="list-style-type: none"> <li>Trees and hedgerows of value should be protected, enhanced and maintained within any development proposals</li> <li><u>Entrance/gateway to settlement:</u> Enhance and maintain an overall gateway along the Leeds Road to the settlement</li> <li><u>Maintained views:</u> Protect views of Brayton Barff</li> <li><u>Protect open setting</u> of Brayton Barff and Brayton House at southern end</li> <li>Proposed Landscape elements within the new development could include a high coverage of trees, which would help to enhance and restore the overall quality of the settlement edge as well as linking to the wooded hill: Brayton Barff</li> </ul> <p><b>Recreational routes</b></p> <ul style="list-style-type: none"> <li><u>Existing Footpaths:</u> Protect existing PRoW.</li> <li><u>New Footpaths:</u> Protect existing PRoW and existing link across to Brayton Barff. Create new footpath links into existing settlement to provide access to Brayton Barff and new development for all</li> <li>Avoid development at southern end to protect open setting of Barff House.</li> </ul>	
<p><b>Conclusion</b></p>	<p><b>Medium sensitivity to development:</b> Moderately important to protect or enhance. Opportunities exist to provide a better quality settlement edge, while protecting and improving the amenity value of the existing PRoW and protecting the open and undeveloped setting for Barff House and Brayton Barff</p>	<p><b>10</b></p>
<p><b>NOTES</b></p>	<ul style="list-style-type: none"> <li>Flood zone 1.</li> <li>Grade 3 soil.</li> <li>SHLAA suggests pressure for development to the land on west of area adjacent to Brayton Barff.</li> <li>Large planning permission granted.</li> </ul>	

## 12.18

# DESIGNATED SERVICE VILLAGE: Ulleskelf

### 12.18.1 Site context

Ulleskelf lies about 4 miles from Tadcaster close to the River Wharfe which meanders to the north of the village. A railway divides the west side of the village from the rest joined by a road bridge on the B1223 Sherburn to York Road and the station's footbridge. The railway forms a boundary down the south east side of the village. The village has a T layout with mostly linear development along the main roads. Church Fenton Air Base is in the parish of Ulleskelf but will not be considered in this settlement setting assessment.

### 12.18.2 Site Description

The landscape surrounding the settlement falls in to the Landscape Character area of the Wharfe-Ouse River Corridor with open heavily drained arable farmland with occasional mixed farmland and important areas of wetland, diverse marshy grasslands and unimproved neutral grasslands. Away from the river the land becomes fairly flat arable farmland.

There are several Grade II Listed Buildings along Main Street and Ings Grove in the central area of the north side of the settlement. Buildings to the south and west are relatively modern developments.

Many PRow cross and radiate from the settlement some of which link up in the wider landscape. The northern side of Ulleskelf is protected from the River Wharfe by managed grass flood embankments. A PRow runs along much of the flood bank.

The River Wharfe meanders significantly away from the northern boundary of the settlement. It has grassy flood embankments, which partially separate the river from the surrounding landscape. The north settlement edge of the village has a drain running along the external back boundary of the gardens. The land between the drain and the river is irregular grazing land and designated Priority Habitat Floodplain Grazing Marsh. The land to the north of this drain is in flood zone 3b, the functional floodplain. The riverside does

not have many shrubs and trees on the side of the village. Houses north of main street are in flood zone 3a (100yr floodplain) and much of the rest of the village is in flood zone 2.

The traditional building material is handmade brick with orange pan tile roofs. Some rendered properties are scattered around the village and a few structures are in limestone. Boundaries are normally hedges or brick walls or limestone walls.

The estate of Kirkby Wharfe is to the west of the settlement and the land to that side is parkland with a major avenue of Lime trees which are designated TPOs on the main road approach from the west. Adjacent to the road before the railway is a large amenity grassland with football and cricket pitches.

The Kirkby Wharfe SSSI lies to the west of the village and the Bolton Percy Ings SSSI lies over the River Wharfe to the east.

On the east side of the village there is a caravan park situated south of the B1223 away from the designated settlement boundary and to the north there is an area of agricultural and horticultural businesses some of which are defunct.

### RESULTS OF SETTLEMENT SETTING ASSESSMENT

Settlement Setting Area	Settlement Fringe Quality	Impact of Settlement extensions	Total Assessment Score	Sensitivity to Development
<b>1A</b>	8	6	<b>14</b>	High
<b>1B</b>	5	6	<b>11</b>	Medium
<b>1C</b>	5	6	<b>11</b>	Medium

# Ulleskelf

1A

1B

1C

- Legend**
- Settlement Setting Assessment**
- Type**
- Important to protect from development
  - Moderate importance to protect from development
  - Least important to protect for development
  - Settlement Assessment
  - SINC
  - Historic Parks & Gardens
  - Local Amenity Spaces (Inc. Village Greens, Allotments & Church Yards)
  - Recreation Open Spaces (Inc. Sports Pitches & Playing Fields)
  - SSSIs
  - Tpo\_region

0 140 280 560 Meters

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## Ulleskelf 1: Settlement Setting Assessment Area:

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Area of grazing land (Ings) to the south of the River Wharfe leading up to the northern settlement edge. Drain running along the settlement edge provides major character with well developed gardens dropping down to the water with many mature trees and plants. Significant network of PRow out form the settlement across the Ings and linking to routes along the flood embankments and to other settlements and parkland estates in the area.



*View over dike from PRow*



*View Ulleskelf properties backing on to River Wharfe's tributary drain*

The area is part of the LCA: Wharfe-Ouse Corridor – and is typical in that it is an important area of wetland, and has grassy flood embankments, which visually isolate the river from the surrounding landscape



*View south from River Wharfe to Ulleskelf*

## Ulleskelf 1A: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Flat, open floodplain grazing land, with some sloping land around river bank.</li> <li>Some mature trees</li> <li>Drain to settlement boundary line with steep sides running down from gardens in the area</li> </ul>	3
Public accessibility	<ul style="list-style-type: none"> <li>PRoW's through grazing farmland and along floodbank</li> <li>PRoW to Kirkby Wharfe and to the next village north Bolton Percy</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Low noise disturbance with PRoW access for recreational walking.</li> <li>Interruption from train not significant</li> </ul>	3
<b>Landscape quality score</b>		<b>8</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>Settlement edge prominent only from footpaths</li> <li>No roads in the area immediately north of the settlement</li> </ul>	1
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Meandering riverside grass lands with trees along the drain environs create a wide soft settlement edge</li> <li>Mainly large well developed gardens drop down to the drain many with significant trees.</li> <li>Some recent properties are without a hedge and create a hard settlement edge</li> </ul>	3
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Distinctive views from the walks along the flood embankments and within the grazing lands between the settlement and the Wharfe</li> </ul>	2
<b>Visual landscape quality score</b>		<b>6</b>
<b>Scope for mitigation</b>	<ul style="list-style-type: none"> <li><b>No scope for mitigation due to its high aesthetic and amenity value and its high flood risk</b></li> </ul>	
<b>Conclusion</b>	<p><b>Area important to protect from development due to:</b></p> <ul style="list-style-type: none"> <li>Importance of old part of the village with some listed buildings</li> <li>Good visual amenity value of landscape in terms of lngs grazing land in relation to the River Wharfe and the drains, the varied but often old settlement edge buildings, mature trees and well maintained gardens</li> <li>PRoW through to parkland landscape of adjacent estates and along the river bank Important to maintain the visual link between the settlement edge and the river</li> <li>Flood risk of the flood plain 3b means this area should not be developed - the amenity and visual value of the land supports this further.</li> </ul>	<b>14</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>Priority Habitat Floodplain Grazing Marsh between River Aire and Drain</li> <li>Site lies within the impact risk zone of the Kirkby Wharfe SSSI and scheduled ancient monument and Bolton Percy lngs lying to the north of the River Wharfe</li> <li>Flood plain 3b and includes flood bank to River Wharfe</li> <li>Listed buildings along Main Street adjacent to the area</li> <li>No SHLAA</li> </ul>	

## Ulleskelf 1B: Settlement Setting Assessment Area:

Area to west side of settlement separated for the rest of the village by the railway line. Area dissected by New Road with a major mature avenue of trees meeting the brick and concrete bridge to cross railway. Housing area below and to the north of the bridge of mainly late 20C properties. Large amenity sports ground to east of railway line and south of the road with large scale slightly undulating farmland beyond. Prominent timber

fencing to surrounds of amenity sports ground. The area is part of the LCA: Wharfe-Ouse Corridor – and is typical in its outer area as open heavily drained arable farmland and for its railway connection as a primary highway for communication



*View over sports ground*



*Sports ground and adjacent arable field with housing screened in part by trees/hedges*



*Avenue of mature trees leading up to road bridge over train tracks*

## Ulleskelf 1B: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>• New build near train station to north of New Road</li> <li>• Major feature of avenue of Lime trees</li> <li>• Bridge raised above relatively flat landscape</li> <li>• Railway bounds the area</li> <li>• Sports field adjacent to arable farmland important in the visual landscape at gateway to village and as amenity asset</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>• PRow on boundary of amenity grass sports ground</li> <li>• Amenity use of recreation ground</li> <li>• Route through from housing to area by river and access from there to wider landscape</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>• Close proximity to railway (noise and visual disturbance)</li> <li>• Road bridge engineered structure and busy route</li> </ul>	1
<b>Landscape quality score</b>		<b>5</b>
Sensitivity and impact of settlement extensions		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>• Edge of settlement prominent when trains passing</li> <li>• Edge of housing and built area prominent from the approach from the east though partially screened by avenue of trees and occasional mature tree on settlement boundary</li> <li>• Only very long views from other settlements</li> </ul>	2
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>• Varied - most hard abrupt edge by train tracks and bridge</li> <li>• End of long avenue of trees – high quality gateway to settlement edge</li> <li>• Attractive well maintained sports turf creates an attractive transition from arable to built area</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>• Close proximity to railway and station buildings is distinctive though not attractive</li> <li>• Very distinctive attractive avenue of trees</li> </ul>	2
<b>Visual landscape quality score</b>		<b>6</b>



## Ulleskelf 1B: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Modest development may be mitigated by retention of , and maintaining space around existing mature trees, notably the avenue of mature parkland trees on entering the village from the west, and the remaining hedgerows. The planting and maintenance of new hedgerows and trees of similar species mix would be especially worthwhile in this study area to ensure sustainability of these valuable landscape assets.</li> <li>• Building materials in the main village are predominantly red brick with red pan tiles or grey tile roofs but 1970s developments lack cohesive identity in this area. New building that used some of the more traditional elements could enhance the settlement edge away from the sensitive landscape elements.</li> <li>• Measures to avoid development worsening flood risk would be required</li> <li>• Development should not extend significantly away west from the bridge to avoid conflict with the parkland landscape.</li> </ul>	
<b>Conclusion</b>	<ul style="list-style-type: none"> <li>• <b>Moderate to important to protect from development</b> due to quality of trees and amenity space and the visibility and distinctiveness of the approach to the settlement.</li> <li>• The site is in Flood Risk Zone 3a and is part of the floodplain.</li> <li>• Notwithstanding flood risk issues there is an application for more development north of New Road which would extend the settlement east. Previous development in this area is somewhat concealed and mitigated by the raised landform around the bridge however further development would not be successfully visually contained in the same way and would rely on substantial screens of hedgerows and trees to maintain the quality of the approach to the settlement.</li> <li>• The site lies within the impact risk zone of the Kirkby Wharfe SSSI and scheduled ancient monument.</li> <li>• The views from the PRoW should be considered a priority for exact placement of screen planting</li> </ul>	<b>11</b>
<b>NOTES</b>	<ul style="list-style-type: none"> <li>• SHLAA site to extend housing north of the road to the west</li> </ul>	

## Ulleskelf 1C: Settlement Setting Assessment Area:

Area to south side of settlement. Area dissected by two roads, Church Fenton Lane, and Boggart Lane (B1223) entering the settlement from the south and the east respectively. Housing area on settlement edge mainly recent or late 20C but is largely effectively mitigated with planting and some mature trees. The view of housing to the east of Church Fenton Lane is more open and prominent within its surroundings. The area is part

of the LCA: Wharfe-Ouse Corridor – and is typical in that it is mainly open heavily drained arable farmland. Most of the fields are large with a few long strip fields close to the settlement. A number of farming and agriculture businesses, some defunct occupy the area to the east of the village. A caravan site with bar largely obscured by hedges and trees lies off Boggart Lane.



*Drainage ditch, managed hedgerows and some mature trees*



*Tops of housing visible above hedgerows*



*Housing east of Church Fenton Lane prominent*



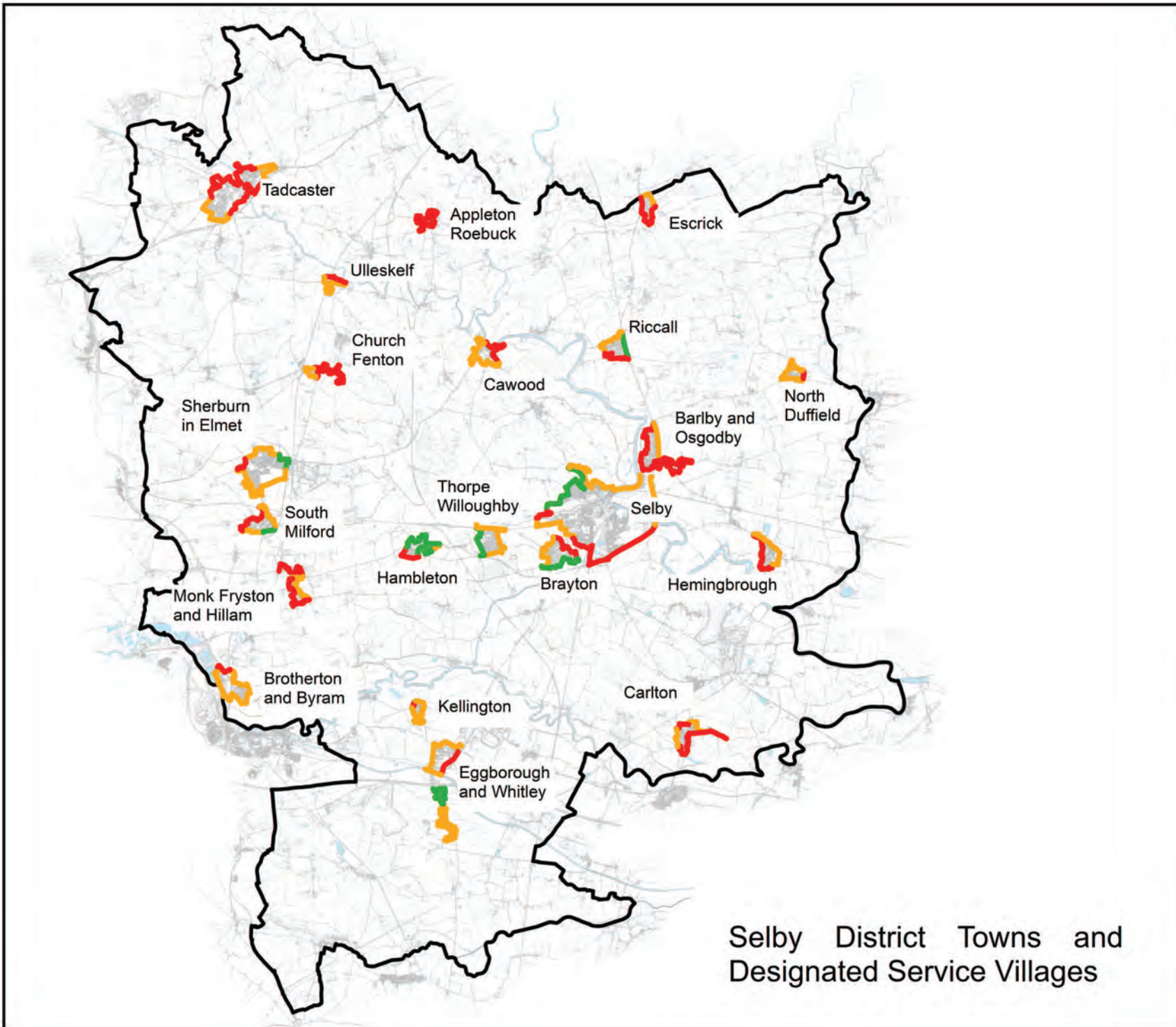
*Housing largely mitigated with mature trees and hedgerows*

## Ulleskelf 1C: Settlement Setting Assessment Area:

Settlement Fringe Analysis		Score
Existing Landscape Character and consistency with wider character area	<ul style="list-style-type: none"> <li>Moderately flat open topography</li> <li>Primarily large arable with some pasture and some strip fields/gardens adjacent to village.</li> <li>Open field patterns, sporadic tree planting and hedgerows become more predominant on settlement edge</li> <li>Agricultural and horticultural businesses to east side of the village mostly within hedge of tree belts</li> <li>Caravan site largely hidden from view by hedges and trees except for associated building which is prominent in the landscape</li> </ul>	2
Public accessibility	<ul style="list-style-type: none"> <li>Fair - PRow routes leading to Church Fenton Airport and along drain and Outwood Lane and several PRow leading out from the main roads of the village centre</li> <li>Caravan Park</li> </ul>	2
Tranquillity and remoteness	<ul style="list-style-type: none"> <li>Rural village edge generally peaceful</li> <li>Some interruption from busy train line and roads</li> </ul>	1
<b>Landscape quality score</b>		<b>5</b>
<b>Sensitivity and impact of settlement extensions</b>		
Visual prominence of existing settlement edge	<ul style="list-style-type: none"> <li>Small sections of settlement edge to west of Church Fenton Road prominent in the flat approaches to the village</li> <li>Most of village screened by mature trees and hedges with rooftops showing</li> <li>Some farm buildings and Caravan site building visible in the landscape</li> </ul>	2
Nature of the edge between settlement and countryside	<ul style="list-style-type: none"> <li>Very distinctive hedgerows to settlement and neighbouring fields.</li> <li>Mature and varied trees on settlement edge , along some boundaries and within some fields</li> </ul>	2
Distinctive views into the settlement and settlement setting	<ul style="list-style-type: none"> <li>Rural setting – hedgerows and trees</li> <li>Approaches along PRow and along main roads all attractive in keeping with the a rural village</li> </ul>	2
<b>Visual landscape quality score</b>		<b>6</b>
<b>Total</b>		<b>11</b>

## Ulleskelf 1C: Settlement Setting Assessment Area:

Scope for mitigation		
	<ul style="list-style-type: none"> <li>• Maintain the visual pattern of housing largely but not wholly obscured by hedges and trees and maintain and improve PRoW.</li> <li>• Modest development may be mitigated by retention of existing mature trees and hedgerows and the planting and maintenance of new hedgerows and trees of similar native species mix.</li> <li>• Building materials in the main village are predominantly red brick with red pan tiles or grey tile roofs but 1970s developments lack cohesive identity in this area.</li> <li>• Reduce the impact of hard settlement edge of any new development by avoiding more than two storey development in this flat settlement edge.</li> <li>• The views from the PRoWs along the drain and along the river bank should be considered a priority for exact placement of screen planting.</li> </ul>	
<p><b>Conclusion</b></p>	<ul style="list-style-type: none"> <li>• <b>Moderate importance to protect from development</b> due to attractive rural approach to the settlement but with opportunities to use land previously used by horticultural or agricultural businesses with existing screens of shrubs and trees</li> <li>• The site is in Flood Zone 1 and 2 and is at much less risk of flooding than the north side of the village.</li> <li>• Opportunity to improve the approach to the settlement where existing housing is prominent and not of the traditional material in the village.</li> <li>• Substantial and varied screens of native hedgerows and trees should continue to maintain the quality of approach to the settlement.</li> </ul>	<p><b>11</b></p>
<p><b>NOTES</b></p>	<ul style="list-style-type: none"> <li>• Existing planning permission for 30 houses (opposite Barley Horn Road off Church Fenton Lane) SHLAA Ulleskelf 7.</li> <li>• SHLAA sites to east of village north of B1223 expected to be acceptable to residents (DSV workshop 6th July 2015).</li> <li>• New area of tree planting to east of village by river</li> <li>• The site lies within the impact risk zone of the Kirkby Wharfe SSSI and scheduled ancient monument and Bolton Percy Ings lying to the north of the River Wharfe</li> </ul>	



**Legend**

**Settlement Setting Assessment Areas**

**Type**

- Important to protect from development
- Moderate importance to protect from development
- Least important to protect for development
- Settlement Assessment Edge
- Selby District

0 2,500 5,000 10,000 Meters

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Selby District Towns and Designated Service Villages



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## 13.0 Conclusion

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### 13. Conclusions

13.1 The settlements considered in this report have varied within the context of Selby District in terms of the importance to protect.

13.2 Some settlement settings such as Monk Fryston and Hillam, Appleton Roebuck, have been found to be especially sensitive. Others such as Cawood have very significant historical features and settings that influence the overall landscape amenity significantly. A number of the villages such as Carlton and Escrick are based around historical buildings with a parkland setting and other traditional estate landscape features that effects the wider landscape and could influence the style of proposed development and its mitigation measures.

13.3 The vast majority of the settlements have medium sensitivity settlement edges as would be expected in a rural area as can be found Barlby and Osgodby, Brayton (where there is signification pressure for development), Brotherton and Byram, Church Fenton, Eggborough and Whitley, and Ulleskelf.

13.4 Of the towns a large part of Selby and the nearby settlements are under significant pressure for development and this report suggests that in many instances development can be accommodated in terms of visual amenity as long as suitable mitigation measures are carried out. The Selby Local Plan marks a development limit that is significantly larger than the existing building line in some areas and some moderately significant green fingers of land in towards the centre will be affected by this existing approval. Strategic use of green mitigation measures to ensure connectivity of the landscape both in terms of amenity and ecology in this larger town will be especially important. The very flat nature of the landscape means that the maintenance and creation of hedgerows with hedgerow trees along the settlement edge has a very significant positive effect on the visual quality of the settlement edge. Large native trees within the outer section of the development will also be effective at linking the development with the wider rural landscape.

13.5 Of the villages along the A63 from Selby towards Leeds, Hambleton offers the least sensitivity. At Thorpe Willoughby there is moderate sensitivity with important opportunities to improve amenity and create landscape features that complement the adjacent Brayton Barff. This report supports the maintenance of a strategic gap between Selby and Brayton especially for reasons of visual amenity.

13.6 The settlements on the West Selby Ridge especially Sherburn-in-Elmet, Tadcaster and South Milford have a distinctive character with an undulating ridge landform. Limestone forms a significant part of the fabric of the settlements in building materials and walls and the surrounding soils and species rich natural flora are distinct. The sensitivity in these areas is more affected by landform and development in areas of medium sensitivity will need mitigation that relates to these local characteristics.

13.7 Tadcaster has high levels of sensitivity beyond the existing development boundary due to landform, multiple statutory designations including the historical core, and the river with its relatively highly sensitive surrounds which dissects the town. Further development in Tadcaster could lead to a long and thin settlement pattern which may be seen as undesirable in terms of access to amenities.

13.8 Many of the settlements along the river corridors are largely in a flat landscape prone to flooding and with related features such as dikes, flood defences and washlands. The land between settlements and nearby rivers has in general been found to be highly sensitive landscape in which opportunities for development are very limited and opportunities for amenity improvements are common and should not be compromised by development.

13.9 In summary the study has highlighted that in terms of Landscape Sensitivity many of the DSVs and Towns could accommodate extra housing demand but that control of the detail of that development will be crucial to the amenity that landscape provides to the people of Selby District.

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## Appendix

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**Appendix 1: Key Background Documents**

**Appendix 2: Glossary - Settlement Setting Assessment**

**Appendix 3: Field Survey Results**

**Appendix 4: Duty to Cooperate**

DRAFT SDC LANDSCAPE ASSESSMENT 17 June 2016

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## Appendix 1: Key Background Documents

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DCLG (2014) National Planning Practice Guidance:

DCLG (2012) National Planning Policy Framework:

Selby District Council: Core Strategy Local Plan (October 2013)

Planning Inspectorate: Inspectors Report into the soundness of the Selby District Core Strategy (June 2013)

Selby District Council: 'Plan Selby' Sites and Policies Local Plan Home webpage

PLAN Selby and Leeds City Region Duty to Cooperate Statements (2014)

Selby District Council: Selby District Landscape Assessment, Woollerton Dodwell, 1999

Selby District Council: PLAN Selby Engagement Plan

Selby District Council: Selby District Local Plan 2005

Selby District Council: Core Strategy Background Paper No 10: Landscape Appraisals.

Selby District Council: Core Strategy Background Paper No 10: Landscape Appraisals: 2011 Appendices 1 and 2.

Landscape Character Assessment: Guidance for England and Scotland, the Countryside Agency/Scottish Natural Heritage 2002

Landscape Character Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity, Swanick C 2004, the Countryside Agency/Scottish Natural Heritage

The Guidelines for Landscape and Visual Assessment, Third Edition (Landscape Institute/Institute of Environmental Management and Assessment 2013)

An Approach to Landscape Character Assessment October 2014  
Christine Tudor Natural England

Selby District Council PLAN Selby Site Allocations Designated Service Villages Growth Options Report, ARUP 2014



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## Appendix 2: Glossary - Settlement Setting Assessment

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### **DSV**

Designated Service Village.

### **Field Boundaries**

The physical boundaries defining the perimeter of agricultural fields.

### **Geographic Information System (GIS)**

A computer facility that enables the layering of map based information.

### **Land Cover Parcel (LCP)**

Units based on variations in modern land use and the historic patterns of field enclosure. They are the most homogenous of the range of landscape units, with least variation of attributes.

### **Landscape**

European Landscape Convention says “landscape” means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.

### **Landscape Character**

An expression of pattern, resulting from particular combinations of natural (physical and biological) and cultural factors that make one place different from another.

### **Landscape Character Areas<sup>7</sup>**

These are single unique areas which are the discrete geographical areas of a particular landscape type. Each has its own individual character and identity, even though it shares the same generic characteristics with other types.

### **Landscape Character Assessment**

An analysis of the character of the landscape based on predetermined objective criteria and characteristics. The process of landscape characterisation involves the classification and description of areas of homogeneous character in which the constituent elements occur in repeating patterns. It is an objective analysis, describing the components that make an area different from another, conveying an informed picture of the landscape but avoiding personal preference or valued judgements about the importance of one area relative to another.

### **Landscape Description Unit (LDU)**

A Landscape Description Unit is a representation of a Landscape Type in a specific location. These are the basic building blocks of the landscape and are defined by a combination of six key characteristics relating to geology, topography, soils, tree cover character, land use and historic settlement pattern.

### **Landscape Quality**

Based on judgements about the physical state of the landscape and about its intactness, from visual, functional, and ecological perspectives. It also reflects the state of repair of individual features and elements which make up the character in any one place.

### **Landscape Sensitivity<sup>9</sup>**

Defined as the extent to which a landscape can accept change of a particular type and scape without unacceptable adverse effects on its character.

6. Landscape Character Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity, Swanick C 2004, the Countryside Agency/Scottish Natural Heritage

7. European Landscape Convention October 2000

8. The Countryside Commission and Scottish Natural Heritage (2002) Landscape Character Assessment: Guidance for England and Scotland.

9 Guidelines for Landscape and Visual Impact Assessment Second Edition – The Landscape Institute and Institute of Environmental Management and Assessment (2002)

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## Appendix 2: Glossary - Settlement Setting Assessment

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### **Landscape Value<sup>9</sup>**

The relative value or importance attached to a landscape (often as a basis for designation or recognition), which expresses national or local consensus because of its quality, special qualities including perceptual aspects such as scenic beauty, tranquillity or wildness, cultural associations or other conservation issues.

### **Landscape policy<sup>7</sup>**

An expression by the competent public authorities of general principles, strategies and guidelines that permit the taking of specific measures aimed at the protection, management and planning of landscapes;

### **Landscape quality objective<sup>7</sup>**

For a specific landscape, the formulation by the competent public authorities of the aspirations of the public with regard to the landscape features of their surroundings;

### **Landscape protection<sup>7</sup>**

Actions to conserve and maintain the significant or characteristic features of a landscape, justified by its heritage value derived from its natural configuration and/or from human activity;

### **Local Geological Site (LGS) Geological Conservation Review (GCR)**

A Site with geological interest that has value for educational purposes in life-long learning, and/or for study by both professional and amateur Earth scientist, and/or historical value in terms of important advances in Earth science knowledge, events or human exploitation, and/or aesthetic value in the landscape, particularly in relation to promoting public awareness and appreciation of Earth sciences.

### **PRoW**

Public Right of Way - publicly accessible footpaths as designated on the North Yorkshire County Council definitive map. Note some may also be bridleways allowing use by horses and cyclists.

### **Settlement Setting Assessment Area (study area)**

An area of land abutting the settlement boundary that is of a level of homogeneity that it has broadly the same landscape sensitivity and in particular the landscape capacity for the change associated with potential settlement extension for the purposes of defining planning policy. A study area may comprise of a number of Land Cover Parcels. SSAAs are limited outwards from the settlement by one of a number of potential factors that would represent a likely limit on potential development or make the area visually separate from the settlement in question.

### **SHLAA Strategic housing land availability assessment**

A SHLAA is a technical exercise to assess the amount of land that could be made available for housing development. It is part of the evidence base that will inform the plan making process. A SHLAA must be prepared by local authorities with involvement of external interests, including house builders, in a "Partnership". Government advice makes clear that areas of countryside and green belt should not be ruled out of the assessment.

### **SINC**

Site of Importance for Nature Conservation

7. European Landscape Convention October 2000

8. The Countryside Commission and Scottish Natural Heritage (2002) Landscape Character Assessment: Guidance for England and Scotland.

9 Guidelines for Landscape and Visual Impact Assessment Second Edition – The Landscape Institute and Institute of Environmental Management and Assessment (2002)

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## Appendix 3: Field Survey Results

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All results recorded available as sperate document

**Appendix 3 Field Study Sheets - Selby Settlement Setting Assessment**

DRAFT SDC LANDSCAPE ASSESSMENT 17 June 2016

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## Appendix 4: Duty to Cooperate

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Item 1. Letter

29 Sept 2015

Dear Sir / Madam,

### **SELBY DISTRICT COUNCIL Sites and Policies Local Plan – ‘PLAN Selby’**

#### **Emerging Evidence Base Work to Inform Plan Preparation - Duty to Cooperate**

#### **SETTLEMENT SETTING ASSESSMENT AND GREEN INFRASTRUCTURE STUDY**

We are ‘Groundwork’, a regeneration and environmental charity and consultancy organisation involved in regeneration projects across the Yorkshire area and we are undertaking a ‘Settlement Setting Assessment’ on behalf of Selby District Council. We will also be assessing the need to retain the special Green Infrastructure areas in the Selby District.

Alongside a range of other studies and views gathered from on-going engagement with the community and other relevant bodies, the assessments will help the Council to develop growth options for settlements and site specific / development management policies for the emerging local plan.

This key evidence work follows from the previous engagement on Initial Consultation on issues (November 2014-January 2015) and the Focused Engagement (29 June to 10 August 2015) on particular emerging studies (for further information please see the Council’s web page [www.selby.gov.uk/PLANSelby](http://www.selby.gov.uk/PLANSelby)).

As an adjoining local authority, or other body, we want to make you aware of this work and have the opportunity to gather your input as well as help us in this process. We are therefore asking for your views on the process we are undertaking, especially in so far as it may complement or conflict with your own policies, aims, objectives and general practice.

With this correspondence, we have attached:

1) Settlement Setting Assessment element of the work:

- a) a plan showing the SDC boundary; (SDC Boundary.pdf)
  - b) our settlement setting assessment’s information capture pro-forma; (SSA information capture proforma.pdf)
  - c) our data collection sheet filled in as a draft example for an area in South Milford; (
  - d) our guidance notes on the marking system, (SSA Marking system.pdf)
  - e) an example of a plan of the resultant area assessment. (South Milford rev 1)
- 2) Green Infrastructure Study we attach:
- a) Brief and methodology for this study. (DTC SDC Green Infrastructure.pdf)

At this stage it would be helpful if you would identify any cross-boundary or strategic issues you consider we need to take into account and in particular let us know about (with copies if possible) any planning policies, planned projects or other initiatives that could inform or affect our assessments. A short pro-forma is attached to assist you. If you have no comments please return the forms completed as indicated.

We are also holding a workshop for Duty to Cooperate contacts to look at the processes of these studies and the outcomes as they progress. We would be very pleased to have your input. Please also indicate on the attached pro-forma your availability on the dates and times suggested for a workshop regarding the **Settlement Setting Assessment** at Selby District Council’s Civic Offices.

Please return the information by 5pm on Wednesday 14 October 2015 by email to [diana.brown@groundwork.org.uk](mailto:diana.brown@groundwork.org.uk). If you need any further information please email or phone me on 01924 307224.

Yours sincerely



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## Response - North Yorkshire County Council

### Response 1

Meeting 09/10/2015

Gave some response under DTC

- Concerned that two character area studies are being used for reference would prefer to just see the 1999 study referenced as the better more detailed study.
- Would recommend only pick out the relevant characteristics of the character area for that settlement setting area not all that character area characteristics.

### Response 2

14th Oct 2015

Dear Diana

#### **SELBY DISTRICT COUNCIL SITES AND POLICIES LOCAL PLAN**

#### **DUTY TO COOPERATE IN RELATION TO SETTLEMENT SETTING ASSESSMENT AND GREEN INFRASTRUCTURE STUDY**

Thank you for consulting North Yorkshire County Council on the above. The following comments are from the Heritage Services section. These are technical in nature and are made at officer level.

#### Settlement setting assessment

Ruth Benson, Principal Landscape Architect, has met with you to discuss methodology and objectives for the landscape appraisal for the Settlement Study. Whilst there does not appear to be a specific brief, a methodology based on comparative studies elsewhere has been developed by Groundwork and the work is well advanced, with the site assessments expected to be completed within a couple of weeks. Her suggestions are:

- To focus on the Selby LCA as the main framework and refine it through site survey work. A GIS dataset of the Selby LCA (digitised by NYCC from poor quality maps and therefore to be used with caution) and higher quality scanned version of the paper report than the one available on the SDC website were handed over;
- To use North Yorkshire & York LCAs which are at a county scale as background information, particularly in relation to its more up to date guidelines on sensitivity to change and managing landscape change;
- To consider very broadly characterising the settlements especially at the interface with the countryside. An example showing S Milford's historic core and areas of late C20th/21st expansion was briefly discussed;
- To consider further the nature of the relationships between urban and rural character areas including access from urban areas, and views in, out and within;
- To tabulate more information so as to more easily compare the areas being assessed rather than repeating text from published assessments under each assessment area;
- To include more information on historic landscape (an area including a Scheduled Monument, group of Listed Buildings and probably some associated undesignated historic park/garden remnants had been largely missed in the example provided). Information on SDC historic park and garden sites was included in the GIS data handed over, though only some are locally designated. The information has been extracted from the HLC with some additions, and needs to be used with caution as a 'working dataset'.
- To take into account where relevant the 1998 Review of Proposed Local Plan Policies carried out in association with the

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Selby LCA by Woolerton Dodwell, since that appears to be the most recent evaluation of the quality of Locally Important Landscape Areas (then proposed as Special Landscape Areas). A scanned copy of this document was handed over for information, to be used with caution because of subsequent landscape change which could affect the assessment.

The Settlement Setting Assessment work highlights the need for Selby District Council to update its landscape evidence base. The Selby LCA dates from 1999 and though originally sound and still of value it is not easily useable, and its boundaries and guidance do need to be updated to ensure relevance. The 1998 review of policies relating to local landscape designations recommended some amendments to boundaries which may not have been implemented, and it is likely that a further review whilst largely confirming LILA areas would also result in some recommendations for change. For the designation to carry weight the justification for the policy needs to be updated. In terms of the evidence base for historic parks and gardens, the Yorkshire Gardens Trust is undertaking a research and recording project covering sites which they regard as a priority, some of which are not adopted under current saved policies. It may be some time before the relative significance of each of the Selby historic parks and gardens can be established but in the meantime it would be sensible to take a precautionary approach.

Rachel Wigginton

Senior Policy Officer

**Response Yorkshire Wildlife Trust** From Sara Robin

23/10/2015 The documents focusing on landscape issues relate to the setting of settlements. The documents are mainly based on visual assessment and contain very few if any references to biodiversity issues although they do sometimes refer to habitat types such as magnesium limestone grassland. Will additional work on be included on biodiversity and in particular ecological networks? Without this information it is difficult to know whether or not the lack of reference in these papers to biodiversity is an omission or something that will be covered elsewhere. The last

assessment table on landscape sensitivity should include information on the sensitivity of habitats as well as other landscape features.

**Response** From: Planning Adviser Sustainable Places Environment Agency 12/10/2015

As discussed, I have forwarded these documents onto our biodiversity team, so that they can comment on the GI study. I've asked them to provide this information back by the end of the month.

In the meantime, I've included some initial thoughts below (the letter came through as a pdf, so I wasn't able to type the comments directly into the form):

Data collection sheet: within the hydrology section of the 'landscape character and amenity value', it would be useful to include a category for 'floodplain'. It is worth noting that Selby's strategic flood risk assessment uses an atypical definition of floodplain (classifying it as undefended areas of flood risk outside of the development limits). Whilst this serves a planning purpose for the council, it is not a true reflection of flood risk and cannot therefore be used for GI purposes. Generally, flood plain should be considered as land which has at least a 1 in 20 chance of flooding in any given year.

There are no 'strategic matters subject to the DTC' which we'd like to highlight at this stage, but will notify you of any which arise during this period of engagement. In terms of cross boundary issues which you need to be aware, there is also nothing we can point out at this stage, as any issues would depend on the policies/projects and the way in which they were developed. Unfortunately we are not able to send a representative to the workshops due to prior commitments and work pressures.



ASSESSMENT 17 June 2016

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