

No. 10

Landscape Appraisals

(January 2011)



Core Strategy Background Paper No. 10

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1. Introduction

- 1.1 Landscape Appraisals have been undertaken to consider the sensitivity of the land surrounding more sustainable settlements as identified in the emerging Core Strategy and associated Background Paper 5 (Sustainability of Smaller Rural Settlements), as well as potential Strategic Development Site options. These locations may be the focus for new development in the period up to 2026 together with the 3 main towns (Selby, Sherburn In Elmet and Tadcaster)
- 1.2 Policy CP2 (The Scale and Distribution of Housing) of the Core Strategy sets out the housing requirement of 440 dwellings per year with the Designated Service Villages required to accommodate 1573 dwellings from new allocations out of a total 4864 within the District over the plan period.
- 1.3 The main purpose of this Paper is to inform the Core Strategy and future Site Allocations DPD regarding those areas where the landscape has a higher sensitivity to development.
- 1.4 Assessments were made of all existing villages capable of accommodating additional growth within policy H6 of the Selby District Local Plan, a number of which are identified as Designated Service Villages within the Core Strategy.

2. District Wide Landscape Assessment

- 2.1 A District wide Landscape Assessment dated January 1999, was previously undertaken by Woolerton Dodwell Associates. This provides a comprehensive District wide assessment identifying both Regional Character Areas (RCA's) and Local Landscape Character Areas. The Local Landscape Character Areas describe the wider landscape features of an area within the District whereas the RCA's highlight the regional setting of the landscape.

3. Study Approach

- 3.1 This Background Paper describes the finding of local landscape appraisals carried out in connection with the preparation of the Core Strategy. The exercise is intended to enable comparisons to be made regarding the landscape sensitivity surrounding different settlements, and brings together a range of established information sources with new information about the visual state of the landscape.
- 3.2 Although the potential Strategic Development Sites are included in this study it is important to note that the study is intended to assess the general sensitivity of the landscape to development around settlements, rather than a site by site analysis. Neither does it consider Development Management issues such as flood risk or loss of amenity.

3.3 The following villages have been assessed:

Appleton Roebuck	Fairburn
Barlby	Hambleton
Barlow	Hemingbrough
Beal	Hensall
Brayton	Kellington
Brotherton and Byram (jointly assessed)	Monk Fryston and Hillam (jointly assessed)
Camblesforth	North Duffield
Carlton	Riccall
Cawood	South Milford
Church Fenton	Stutton
Cliffe	Thorpe Willoughby
Drax	Ulleskelf
Eggborough	Whitley
Escrick	Wistow

3.4 Eight potential Strategic Development Sites were also assessed. These comprise of 3 sites in Selby, 2 in Barlby Parish, 2 in Brayton Parish and 1 in Burn Parish. Further details are provided in Background Paper No. 7 (Strategic Development Sites).

4. Methodology

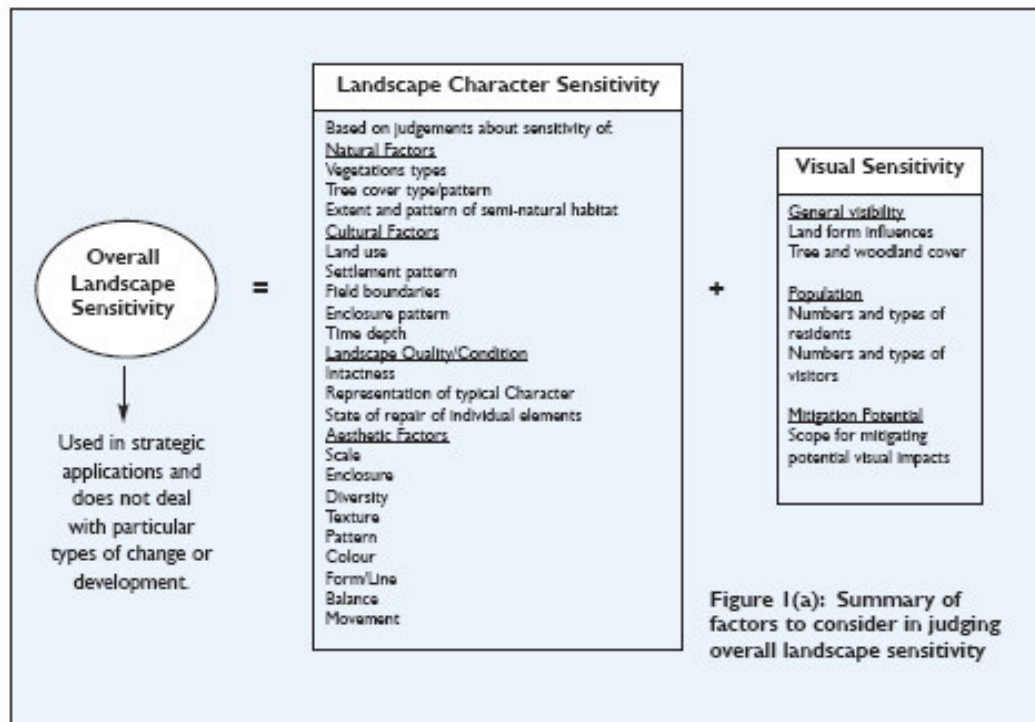
4.1 In comparison with the District wide comprehensive landscape study undertaken by Woolerton Dodwell Associates this study is not a detailed Landscape Assessment, but has been undertaken with reference to the '*Landscape Character Assessment, Guidance for England and Scotland, 2002 (Scottish Natural Heritage and The Countryside Agency)*' and the associated '*Topic Paper 6: Techniques and Criteria for judging Capacity and Sensitivity*'.

Process

4.2 Each assessment consists of an overview of the area, highlighting the location, use, description and setting, including an overview of the Local Landscape Area within the Landscape Assessment of Selby District dated 1999.

4.3 Desk-based assessments of each area to identify existing constraints and features were undertaken before site visits made to record 'on the ground' features such as views, woodland/hedgerows and the presence of infrastructure.

- 4.4 From the assessment data the landscape surrounding individual settlements is then sub divided into discernable sectors with similar landscape characteristics. Sectors usually follow main highway routes as these provide a definitive break in the landscape but other variances such as land use, topography, enclosure and important features such as Historic Parks and Gardens have also been used in this judgement. Smaller villages have been considered as a whole due to there being no (or limited) discernable features or characteristics to provide a reasonable sector split.
- 4.5 Where villages have close links with neighbouring villages, namely Monk Fryston/Hillam and Brotherton/Byram, then the assessment has been completed jointly due to their proximity to each other and limited separating countryside.
- 4.6 Figure 1(a) from the Countryside Agency *Topic Paper No 6* below shows considerations for evaluating landscape sensitivity.



- 4.7 Any urban extension into the countryside will have some impact upon the landscape and the degree of harm will vary from area to area, although the effect upon the landscape will decrease with greater distance from the source of expansion.
- 4.8 The assessments concentrate on the sensitivity of the immediate landscape around the settlement, or strategic development site, where the landscape is most vulnerable to potential development.
- 4.9 The sensitivity will focus on particular physical and visual features which could be affected through any potential development and not the effect of particular types of development or allocations.

5. Assessments

- 5.1 Assessments were undertaken by considering the physical impact and visual impact to provide an assessment of sensitivity to development based on both the physical and visual impact of development.

Physical Impact

Important features contributing to the landscape, for example mature tree and hedgerows, woodland areas, field patterns and enclosure and topography highlighting any potential effect or loss through development.

Visual Impact

Visual prominence of the landscape and existing urban edge, potential loss of important views or buffers.

Sensitivity to Development

Concludes the landscape sensitivity to potential development through consideration of physical and visual features and categorises sensitivity into low, moderate or high.

- 5.2 The landscape sensitivity assessment score criteria is shown below:

Criteria for determining landscape sensitivity to development	
Sensitivity	Criteria
Low	<p>Development would:</p> <ul style="list-style-type: none"> ◇ have a neutral effect upon the physical landform and scale of the landscape ◇ have a limited affect on views into and across the area ◇ maintain or have minimal effects on existing landscape features and character
Moderate	<p>Development would:</p> <ul style="list-style-type: none"> ◇ have a degree of variance with the landform and scale of the physical landscape ◇ impact upon views into and across the area ◇ affect an area with recognised landscape features
High	<p>Development would:</p> <ul style="list-style-type: none"> ◇ be in conflict with the landform, scale and pattern of the physical landscape ◇ be visually intrusive and have a detrimental impact upon views into and across the area ◇ will have an adverse effect upon a higher quality landscape or upon vulnerable landscape features

5.3 The landscape sensitivity impact can be summarised as:

Low – relatively few landscape effects

Moderate – some adverse effects, but could be mitigated against or outweighed by other factors

High – only likely to be appropriate if other factors strongly support or outweigh harm

6. Conclusion

6.1 The results of the assessments show that the majority of settlements (and potential strategic development sites) considered are set within landscapes of generally low or moderate sensitivity to development.

- 6.2 In a small number of cases the landscape surrounding individual villages exhibits a range of different sensitivities, including both low sensitivity landscape 'sectors' and high sensitivity 'sectors'.
- 6.3 Table 1 below provides an overview of the landscape sensitivity around each village and potential strategic development site.

Table 1

Village	Sector(s)	Landscape Sensitivity to Development		
		Low	Moderate	High
Appleton Roebuck	2		✓	✓
Barlby	2	✓	✓	
Barlow	1		✓	
Beal	2		✓	✓
Brayton	2	✓	✓	
Brotherton & Byram	2	✓		✓
Camblesforth	2	✓	✓	
Carlton	3	✓(2)		✓
Cawood	2	✓		✓
Church Fenton	3	✓(2)	✓	
Cliffe	2		✓(2)	
Drax	2	✓(2)		
Eggborough	2	✓	✓	
Escrick	3	✓	✓	✓
Fairburn	2	✓		✓
Hambleton	2	✓(2)		
Hemingbrough	3	✓	✓(2)	
Hensall	3	✓	✓(2)	
Kellington	2	✓	✓	
Monk Fryston & Hillam	3	✓(2)		✓
North Duffield	2	✓	✓	
Osgodby	2	✓	✓	
Riccall	2		✓(2)	
South Milford	2	✓		✓
Stutton	1		✓	
Thorpe Willoughby	2	✓	✓	

Village	Sector(s)	Landscape Sensitivity to Development		
		Low	Moderate	High
Ulleskelf	2	✓	✓	
Whitley	1	✓		
Wistow	2	✓(2)		
Potential Strategic Development Sites				
A – Cross Hills Lane		✓		
B – West of Wistow Road		✓		
C – Monk Lane/Bondgate			✓	
D – Olympia Park (Olympia Mills)		✓		
E – Baffam Lane			✓	
F – Brackenhill Lane/Foxhill Lane			✓	
G – Olympia Park (land adjacent to the bypass)		✓		
H – Burn Airfield				✓

- 6.4 Detailed assessments for each village are presented in Appendix 1. Each assessment comprises an overview of the landscape around each village, plus an assessment of individual landscape ‘sectors’ that have been identified around the village, which are identified on an accompanying map.
- 6.5 Appendix 2 contains the detailed assessments for each Strategic Development Site. Unlike the village assessments the Strategic Development Sites have one assessment sheet incorporating an overview of the area within it.