



**Scarborough Borough Landscape Assessment:
Volume 2: Landscape Sensitivity Study of potential
housing allocations**

**Final report
Prepared by LUC
February 2013**

LUC

Project Title: Scarborough Borough Landscape Assessment: Volume 2: Landscape Sensitivity Study: Potential housing allocations

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Contents

1	Introduction and context	1
2	Landscape baseline and relationship to borough wide LCA	3
3	Study methodology	7
4	Landscape sensitivity analysis of the potential housing allocations	17
	S1: Osgodby	17
	S2: Cayton North East	21
	S3 and S4: Cayton South	25
	S5: Seamer East, Crossgates West	29
	S6: Falsgrave South West	33
	S7: Scalby West	37
	S8: Scarborough North	41
	W1: Whitby South East	45
	W2: High Stakesby West	49
5	Summary and conclusions	53

Appendices

Appendix 1: Field survey template

Acknowledgements:

This study was steered by a group of officers from the Forward Planning Team at Scarborough Borough Council – David Walker (Forward Planning Manager), Steve Wilson (Senior Planning Policy Officer) and Matthew Lickes (Planning Policy Officer). The study was undertaken by Land Use Consultants (LUC) in conjunction with the steering group. LUC's team comprised Kate Ahern (Principal), Andrew Tempany (Project Manager), Hannah Leach and Chris Green.

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1 Introduction and context

- 1.1 The landscape of Scarborough Borough is diverse and of extremely high quality, valued for the coastal and rural setting it provides to the principal towns of Scarborough, Whitby and Filey, and for the opportunities it affords for biodiversity, geology, recreation and tourism. It encompasses dramatic coastal cliffs and headlands defined by haunting land mark ruins such as Whitby Abbey and Scarborough Castle, wild and remote stretches of coast, wooded valleys such as the Esk, genteel coastal resort towns and harbours, expansive open lowland landscapes such as the Vale of Pickering and contrasting scarps, dales and uplands. A large part of the borough is covered by the North York Moors National Park Authority and by the North Yorkshire and Cleveland Heritage Coast.
- 1.2 The physical characteristics of the landscape are often those which have formed a constraint to growth and which have contributed to the sense of a remote, lightly settled landscape outside of the principal towns. Yet the borough will need to continue to be able to accommodate well-sited development as part of its long term consideration of sustainable development and regeneration. It is recognised that there are limitations for directions of future growth. This study seeks to identify the least sensitive areas for future growth.
- 1.3 The qualities and sensitivities of the borough's landscape are drawn out at a strategic scale in the companion volume 1: Landscape Character Assessment of Scarborough Borough. Volume 2 (this study) adds detail to that report, assessing the sensitivity of the local landscape of potential housing allocations to residential and mixed use development of the type and scale anticipated in Scarborough during the Local Plan period.

Study scope, purpose and objectives

- 1.4 Land Use Consultants (LUC) was commissioned by Scarborough Borough Council in 2012 to undertake both the borough-wide landscape character assessment (LCA) and this landscape sensitivity study. This study uses the landscape classification set out in the LCA as the baseline to understand the sensitivity of the landscape to potential housing allocations.
- 1.5 The housing allocations were identified in consultation with the project working group, and include potential and dismissed housing sites to the settlement fringes of Scarborough town, Cayton/South Scarborough and Whitby. Both preferred and dismissed sites from the previous Local Development Framework issues and options consultation have been considered, so that the council has a robust and comprehensive landscape baseline on which to evaluate options for future growth.
- 1.6 The potential housing allocations which have been assessed by this study are shown on **Figure 1.1**. The sites are:

Scarborough

- S1: Osgodby
- S2: Cayton North East
- S3: Cayton South
- S4: Cayton South (considered with S3)
- S5: Seamer East, Crossgates West
- S6: Falsgrave South West
- S7: Scalby West
- S8: Scarborough North

Whitby

- W1: Whitby South East
- W2: High Stakesby West

1.7 The study provides an analysis of the landscape sensitivity of the potential housing allocations, plus summary landscape design/management guidance to help focus potential change in ways which respond to and respect landscape character and important landscape attributes of the sites.




Structure of this report

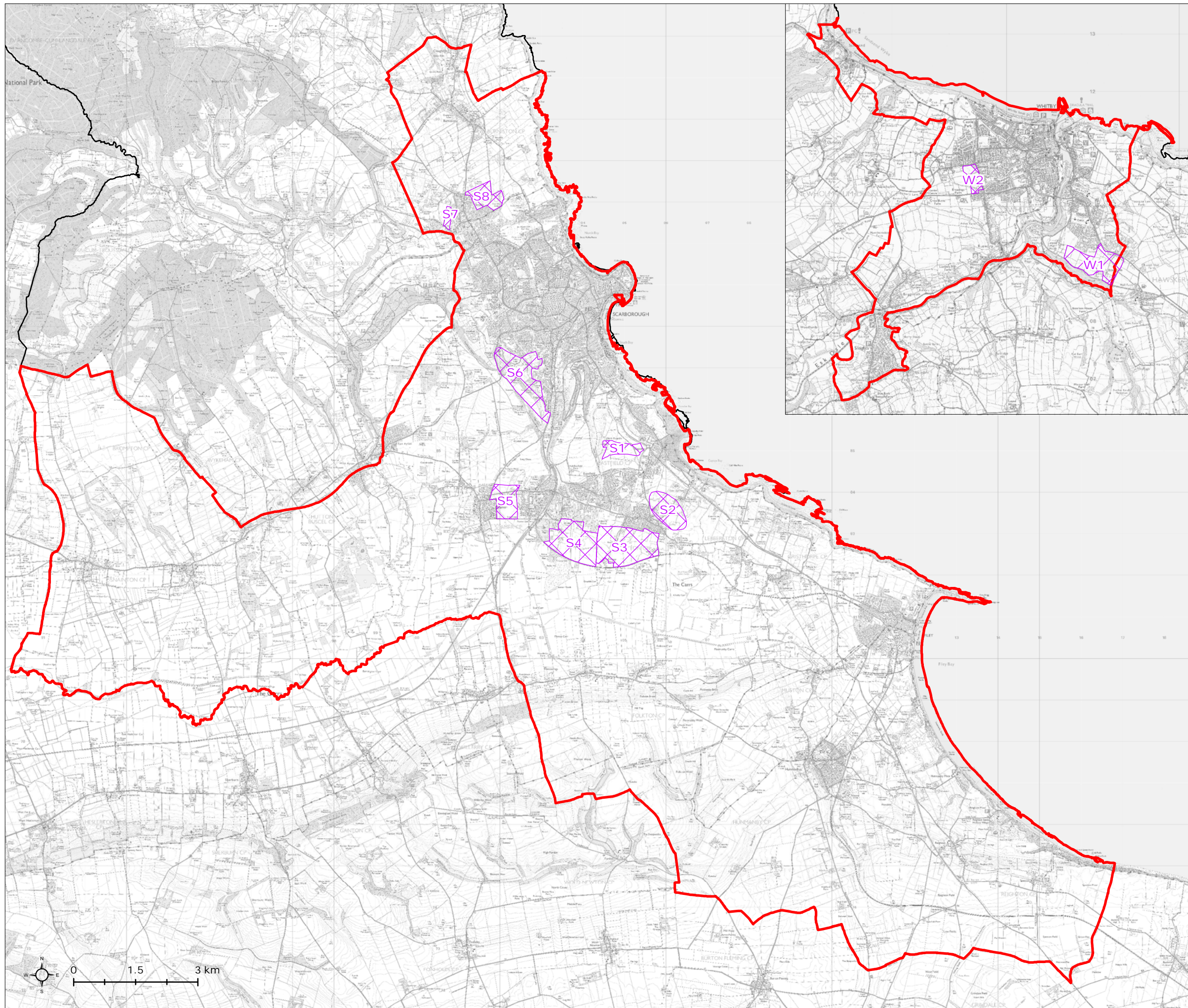
- 1.8 The remainder of this report is set out as follows:
- Section 2: Landscape baseline and relationship to borough-wide LCA
 - Section 3: Study methodology
 - Section 4: Landscape sensitivity analysis
 - Section 5: Summary and conclusions

Scarborough Landscape Sensitivity Study

Figure 1.1

Growth Locations

-  Study Area Boundary
-  Scarborough Borough
-  Potential Strategic Growth Sites



Map Scale @ A3: 1:90,000
Inset Scale @ A3: 1:65,000



2 Landscape baseline and relationship to borough wide LCA

- 2.1 The landscape baseline for this study is taken as the 1:25,000 scale landscape classification developed for the borough wide LCA. The link between the two studies is summarised in **Figure 2.1** below, with the relationship between the borough LCA areas and the potential housing allocations shown on **Figure 2.2**.
- 2.2 Given the size of the proposed housing allocations, no further sub division or finer grain landscape classification has been necessary. The study has instead focussed upon attributes of the character areas where present on site, understanding the sensitivity of these to a specific type of change, in this case residential and mixed use development.

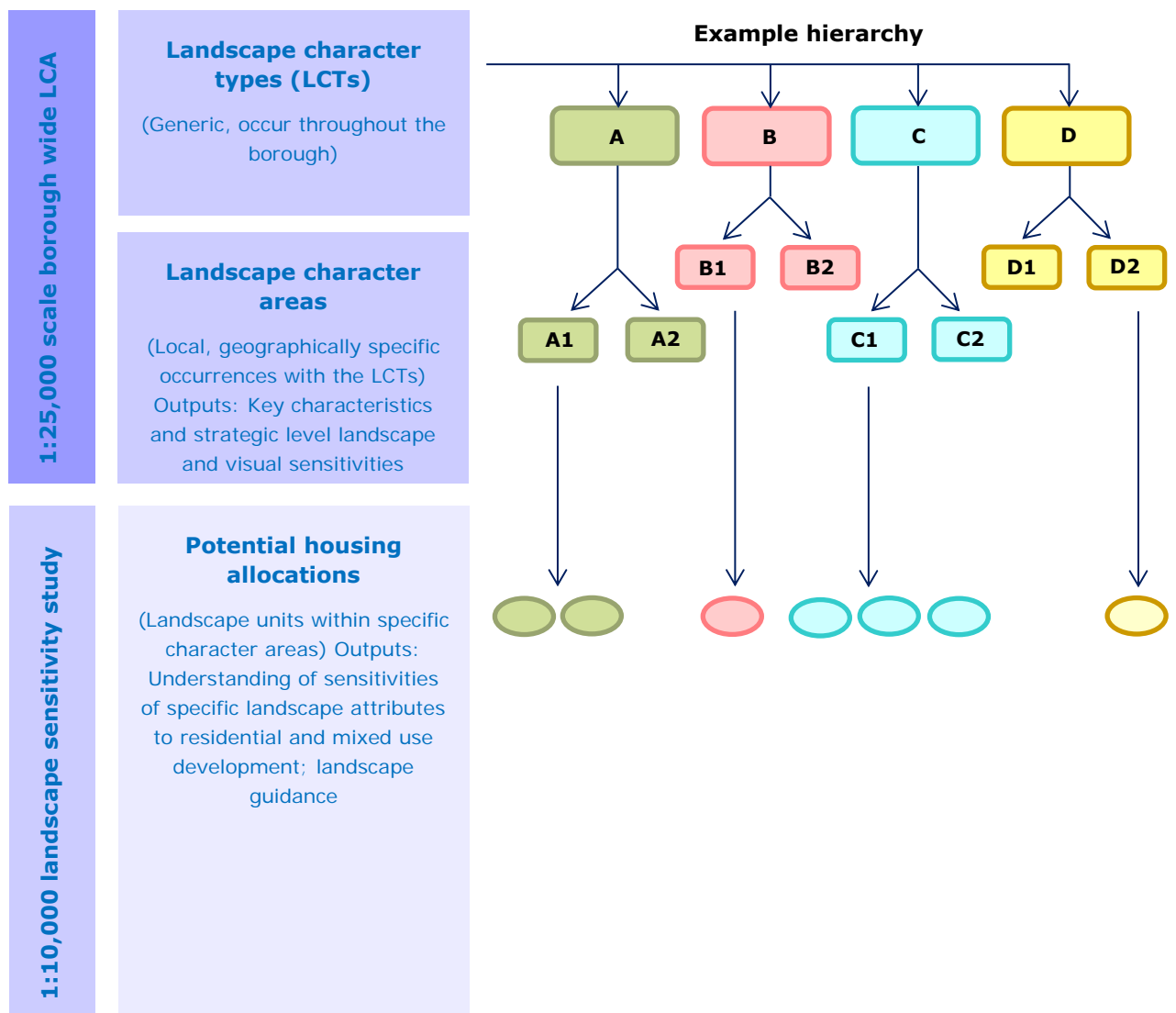

















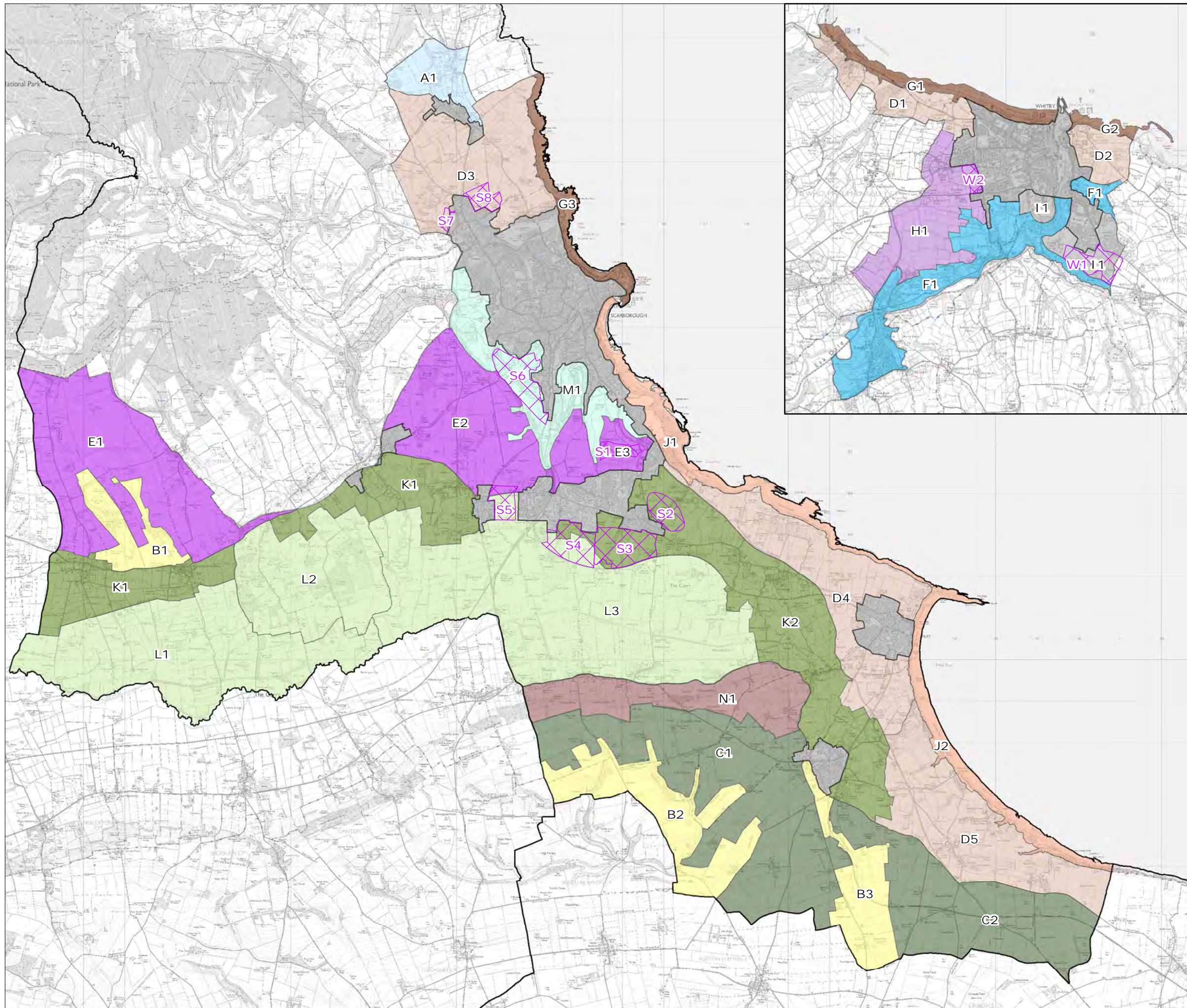
Figure 2.1: Scarborough Borough landscape studies: Link between volume 1 (1:25,000 scale borough wide LCA) and volume 2 – 1:10,000 scale landscape sensitivity study (this study)

Scarborough Landscape Sensitivity Study

Figure 2.2

Relationship to Borough-wide LCA

-  District Boundary
 -  Urban Areas
 -  Potential Strategic Growth Sites
 -  A - Becks
 - A1: Cloughton & Burniston
 -  B - Dales
 - B1: Wyedale to Brompton Dale
 - B2: Lang Dale to South Dale
 - B3: Bartin Dale & Hunmanby Dale
 -  C - Chalk Wolds
 - C1: Folkton to Hunmanby
 - C2: Speeton
 -  D - Coastal Hinterland
 - D1: Sandsend
 - D2: Whitby Abbey
 - D3: Scalby
 - D4: Leberston & Filey
 - D5: Hunmanby Moor to Speeton
 -  E - Tabular Foothills
 - E1: Sawdon
 - E2: East Ayton
 - E3: Eastfield
 -  F - River Valley
 - F1: Esk
 -  G - Coastal Cliffs
 - G1: Whitby to Sandsend
 - G2: Whitby Abbey
 - G3: Long Nab to North Bay
 -  H - Upper Valley Side
 - H1: Esk
 -  I - Settlement Fringe
 - I1: Whitby
 -  J - Soft Coastal Cliffs
 - J1: South Bay and Cayton Bay
 - J2: Filey Brigg to Speeton Cliffs
 -  K - Vale Fringe
 - K1: Snainton to Seamer
 - K2: Leberston to Gristhorpe
 -  L - Vale
 - L1: Snainton to Brompton
 - L2: Wykeham Abbey
 - L3: Star and Flixton Carrs
 -  M - Wooded Scarp
 - M1: Oliver's Mount
 -  N - Escarpment
 - N1: Flixton Brow to Muston
- Map Scale @ A3: 1:90,000
Inset Scale @ A3: 1:65,000



3 Study methodology

3.1 This section summarises the methodology developed for this study. The key stages are:

- Spatial framework: Landscape classification
- Identify development scenarios
- Define assessment criteria
- Field survey to confirm criteria/landscape sensitivity
- Develop landscape guidance

Spatial framework: Landscape classification

3.2 The spatial/landscape framework for this study is the borough wide landscape classification. Variations in landscape character and sensitivity in specific allocations are brought out in the descriptions for each in the sensitivity analysis in **section 4**.

3.3 Account has also been taken of relevant heritage and nature conservation designations covering the sites, insofar as these relate to or influence landscape character. The nature conservation and heritage context for the study is shown on **Figures 3.1 and 3.2** respectively.

Identify development scenarios

3.4 The development scenario identified for the study is that of large scale residential development at a net density range of 30-40 dwellings per hectare, plus appropriate supporting community infrastructure. In the case of the potential allocation south of Cayton, adjoining the existing industrial estate, account has been taken of potential new employment development which may come forward in future. The sensitivity analysis and criteria have been tailored accordingly, to account for mixed use development.

Define assessment criteria

3.5 In line with good practice, the assessment uses carefully defined, transparent criteria so that sensitivity judgements can be clearly traced back to the underlying baseline. Drawing from the work undertaken the LCA in volume 1, a series of landscape attributes occurring in the landscapes of the borough, and which are sensitive to residential and mixed use development, have been identified. These are set out in **table 3.1** overleaf, which assigns and defines sensitivities (based on a five point scale from high to low) for each attribute. The medium landscape sensitivity column is left blank, since this judgement category is often formed by a combination of factors in the lower and higher sensitivity categories and is potentially more of a 'grey area', decided by professional judgement in each individual case.

Table 3.1: Landscape sensitivity assessment criteria applied in this study

Sense of openness and enclosure (Note that landscapes which have a higher landscape sensitivity in terms of a more enclosed character may have a reduced visual sensitivity due to the greater level of visual screening afforded. Cross refer to views and visual sensitivities criterion)				
<i>Example sensitivity ratings</i>				
Lower sensitivity		Higher sensitivity		
A very open landscape with very few landscape features which would be potentially vulnerable to development, unless suitable screening could be provided.	A mostly open landscape with few landscape features vulnerable to development.		A mostly intact, enclosed landscape.	A very intact and strongly enclosed landscape.
Pattern and complexity				
<i>Example sensitivity ratings</i>				
Lower sensitivity		Higher sensitivity		
Simple, monotonous landscape with very little or no variation in landscape pattern.	Mostly simple and monotonous landscape, with little variation in landscape pattern.		A landscape of mostly intact landscape pattern and texture and/or with a high degree of intricacy. Much variation in landscape pattern/complexity.	A strongly patterned/textured and essentially intact landscape and or with a very high degree of intricacy. Very high level of variation in landscape pattern/complexity.

Experiential landscape character				
<i>Example sensitivity ratings</i>				
Lower sensitivity		Higher sensitivity		
A landscape defined by extensive intrusions (visual or aural) and with an urban interface defined by large scale development and infrastructure.	A landscape largely defined by intrusion (visual or aural) and with modern/large scale development and infrastructure to the landscape: urban interface.		A mostly tranquil and remote landscape, with few intrusions.	A very tranquil, remote landscape with little or no sense of intrusion.
Relationship to existing settlement edge and cultural pattern				
<i>Example sensitivity ratings</i>				
Lower sensitivity		Higher sensitivity		
A very exposed, raw settlement edge/one characterised by modern development, and with no integrating structural landscape features or landform variation. There may be heavy presence of urban influences on or beyond the settlement edge e.g. highway infrastructure.	An exposed, raw settlement edge characterised mostly by modern development and with the majority of integrating features (landscape structure etc) eroded. Little landform variation. There may be presence of urban influences on or beyond the settlement edge e.g. highway infrastructure.		A well-integrated settlement edge by virtue of mostly intact landscape structure and historic landscape pattern with little erosion. Existing settlement edge is mostly accommodated within this framework. There is likely to be landform variation providing integration. Little presence of urban influences on or beyond the settlement edge e.g. highway infrastructure.	A very well integrated settlement edge by virtue of intact landscape structure and or intact historic landscape pattern, with existing settlement edge accommodated within this framework. There is likely to be strong landform variation providing integration. Very little or no presence of urban influences on or beyond the settlement edge e.g. highway infrastructure.

Visual sensitivities and intervisibility (Note that landscapes which have a lower visual sensitivity in terms of a more enclosed character may have a higher landscape sensitivity due to the more intimate landscape scale/intact landscape structure. Cross refer to sense of openness and enclosure criterion)

Example sensitivity ratings

Lower sensitivity		Higher sensitivity		
A landscape which is very enclosed, contained and strongly visually filtered. Very little or no intervisibility and not visible from designated viewpoints in protected landscapes. No prominent landmarks or topographic features.	A landscape which is mostly enclosed, contained and visually filtered. Little intervisibility and unlikely to be visible from designated viewpoints in protected landscapes. No/few prominent visual features.		A largely open, exposed landscape with generally wide intervisibility and little sense of visual filtering. It may be seen from viewpoints in protected landscapes. Apparent presence of visual landmarks or topography such as elevated ridge lines.	A very open, exposed landscape with extensive intervisibility and no sense of visual filtering. Visible from viewpoints in protected landscapes. Prominent presence of visual landmarks or topography such as elevated ridge lines.

3.6 In any given site, there may be criteria that produce conflicting results. For example, in landscape terms, an enclosed landscape will be sensitive to potential residential development footprints, although conversely may have a far lower visual sensitivity due to the level of containment afforded. In a similar vein, a landscape with many human scale indicators will be less sensitive to residential development than will a large scale landscape, however the same large scale landscape may score more sensitive in terms of experiential qualities due to a sense of remoteness, undeveloped character and tranquillity. Such issues are brought out in the discussion on landscape sensitivity, and a professional judgement made on overall landscape sensitivity (see **section 4**), based on the landscape attributes assessed to be most important to character.

Sensitivity thresholds for overall landscape sensitivity

3.7 These are defined on a five point scale, as per **table 3.2** below. These ratings can apply to any landscape in England – they are not specific to Scarborough Borough.

Table 3.3: Definition of landscape sensitivity levels

Sensitivity Level	Definition
High (H)	The key characteristics and qualities of the landscape are highly sensitive to change from the type and scale of residential development being assessed.
Moderate-High (M-H)	The key characteristics and qualities of the landscape are sensitive to change from the type and scale of residential development being assessed.
Moderate (M)	Some of the key characteristics and qualities of the landscape are sensitive to change from the type and scale of residential development being assessed.
Low-Moderate (L-M)	Few of the key characteristics and qualities of the landscape are sensitive to change from the type and scale of residential development being assessed.
Low (L)	Key characteristics and qualities of the landscape are robust and are less likely to be adversely affected by the type and scale of residential development being assessed.

Notes on scale

- 3.8 The sensitivity assessment has been undertaken at a scale of 1:10,000 and is appropriate for use in decision making at this scale.

Field survey to confirm criteria/landscape sensitivity

- 3.9 The sites were visited in September and November 2012 by landscape architects experienced in landscape characterisation and sensitivity analysis, including a Chartered Member of the Landscape Institute (CMLI). The purpose of the field survey was to confirm the analysis criteria and to collect information on the landscape attributes within each site which were sensitive to residential and mixed use development.
- 3.10 Records were made on a field survey form (template shown at **Appendix 1**), supported by photographs and map annotations, as appropriate.

Develop landscape guidance

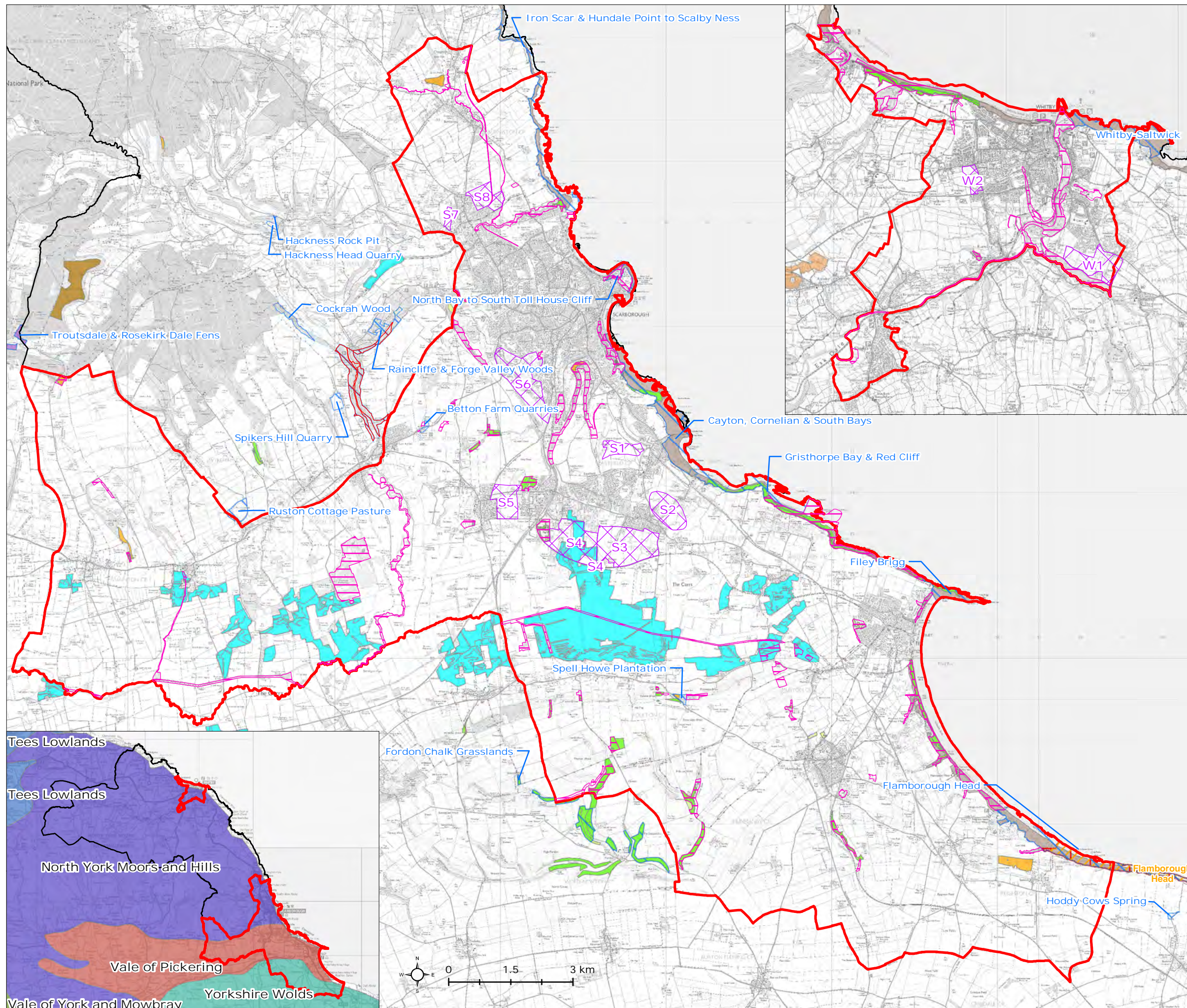
- 3.11 The field survey and sensitivity judgements at **section 4** have been used to develop summary landscape guidance, which identifies important aspects of landscape character to conserve and enhance in planning for change, to guide the form of any potential future development. Where sites are unsuitable for development in landscape and visual terms, this is stated. Where a site is of higher landscape sensitivity, this does not necessarily preclude development, depending on what is identified as sensitive and why. The higher levels of sensitivity do however recognise that a greater degree of consequence or impact may result from siting proposals in such landscapes, necessitating greater care in siting and design.
- 3.12 The intention of the guidance is to help frame principles for future site master planning, where appropriate, in landscape and visual terms.

Scarborough Landscape Sensitivity Study

Figure 3.1

Biodiversity and Nature Conservation Designations

-  Study Area Boundary
 -  Scarborough Borough
 -  Potential Strategic Growth Sites
- Designations
-  Sites of Special Scientific Interest (SSSI)
 -  Special Areas of Conservation (SAC)
 -  Special Protection Areas (SPA)
 -  Sites of Importance for Nature Conservation (SINC)
 -  National Nature Reserve (NNR)
 -  Local Nature Reserve (LNR)
- BAP Priority Habitats
-  Blanket Bog
 -  Coastal & Floodplain Grazing Marsh
 -  Lowland Calcareous Grassland
 -  Lowland Dry Acid Grassland
 -  Lowland Meadows
 -  Maritime Cliff and Slope
 -  Purple Moor Grass & Rush Pasture
 -  Reedbeds
 -  Saline Lagoons
 -  Upland Calcareous Grassland
 -  Upland Heathland









Map Scale @ A3: 1:90,000

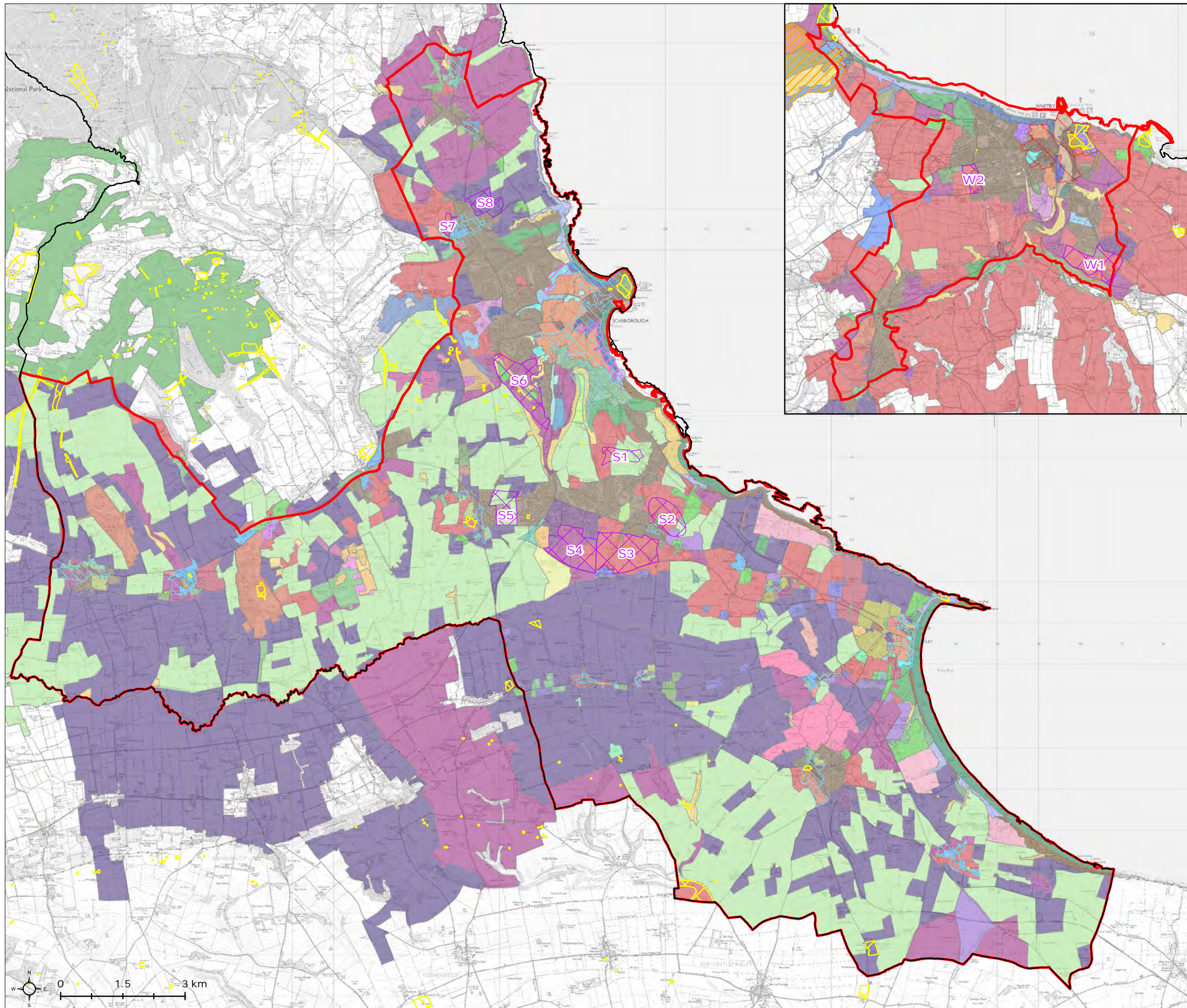


Scarborough Landscape Sensitivity Study

Figure 3.2

Cultural Heritage Context

-  Scarborough Borough
-  Study Area Boundary
-  Potential Strategic Growth Sites
-  SAM
-  Registered Parks and Gardens
-  Conservation Areas as of 2010



Map Scale @ A3: 1:90,000

Inset Scale @ A3: 1:65,000



Historic Landscape Character Type	
	Allotments
	Alum extraction
	Amusement park
	Boat landing
	Broad-leafed plantation
	Bus station
	Business unidentified
	Caravan park
	Church (general)
	Civil and municipal active
	Coastal cliffs
	Coastal slopes
	College
	Communications
	Coniferous plantation
	Country estate
	Covert
	Cricket ground
	Crofts associated with settlement
	Detached housing
	Early field system
	Educational active
	Elite residence
	Estate village
	Farm complex
	Food processing
	Gardens and pleasure grounds
	Golf course
	Grange
	Harbour
	Historic town core
	Holiday park
	Industrial Estate
	Intake
	Large scale private enclosure
	Linear hamlet
	Linear village
	Low rise flats
	Lowland intakes
	Lynchets
	Man made lake
	Medical active
	Mixed commercial
	Mixed plantation
	Modern improved fields
	Municipal cemetery
	Natural Lake
	Nucleated hamlet
	Nucleated village
	Nursery
	Open field
	Pasture
	Piecemeal enclosure
	Planned estate
	Planned large scale parliamentary enclosure
	Playing fields
	Private housing estate
	Public park
	Quarry aggregates
	Quarry chalk
	Rail unidentified
	Railway station
	Recreation centre
	Religious reused
	Retail unidentified
	Reverted moorland
	Rocky foreshore
	Rubbish tip
	Sands
	School
	Semi detached housing
	Sewerage Treatment Centre
	Spa resort
	Sports fields
	Strip fields
	Through terraces
	Unidentified parkland
	Unknown planned enclosure
	asnw
	asnw restocked

4 Landscape sensitivity analysis of the potential housing allocations

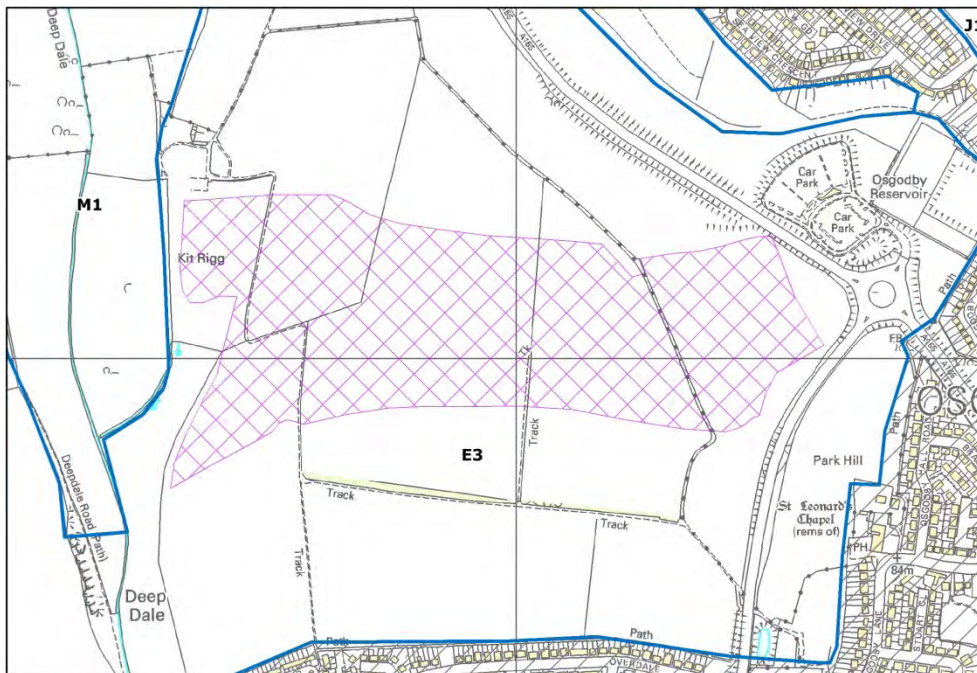
This section presents the results of the sensitivity assessment for each of the potential housing allocations. The findings are summarised in section 5 of the report.

S1: Osgodby

Location and landscape character context

This site (26.70ha) represents a small section of landscape character area E3, forming part of the gap between Cayton and Osgodby. It comprises sloping, gently undulating arable farmland with fields delineated by low hedgerow boundaries, showing a degree of boundary loss. The site has strong intervisibility with surrounding landscape, particularly to the south. As such, it is broadly representative of the wider E3 landscape character area (Eastfield Tabular Foothills). Key characteristics of area E3 identified in the borough LCA include rolling foothills topography, with landcover predominantly arable farmland, imparting an empty character to the landscape. Modern settlement edges such as Cayton have an influence in places.

The site is offset from the northern settlement edge of Cayton, with arable farmland continuing to this edge. A linear belt of trees is situated between Cayton and the site.





Gently undulating landform



Intervisibility with surrounding landscape

Landscape Sensitivity Assessment: Residential/mixed use development

Criteria	Lower sensitivity	↔	Higher sensitivity
Sense of openness and enclosure	L-M		
	A very open and exposed landscape comprising sloping arable fields of medium to large scale, with an element of partial boundary loss. The landscape slopes upwards in a northerly direction and rises to an elevated ridge line. The landscape is visually prominent and open from the edge of Cayton, with strong intervisibility both with the settlement edge and the Vale of Pickering to the south. The open character reduces sensitivity in landscape terms to residential and mixed use development.		
Pattern and complexity	L-M		
	A simple landscape largely comprising arable fields with little variation in landscape pattern and complexity. Occasional hedgerow field boundaries add an element of interest. A contrast is provided immediately outside of the site, with the A165 and park and ride adding a variation to the landscape pattern and additional settlement edge influence. The simplicity of the landscape pattern would have a moderate - low sensitivity to residential and mixed use development.		
Experiential landscape character	L-M		
	There are few intrusions within the landscape which impact on experiential character. Detracting features acting on the landscape and reducing landscape sensitivity are indirect and result from those features outside of the site, such as the A165, park and ride facility and settlement edge. The site is crossed in the north east by a bridleway from Cayton and this would be sensitive due to the recreational interest of users. Overall, a moderate-low sensitivity to residential and mixed use development in experiential terms.		
Relationship to existing settlement edge and cultural pattern	L-M		
	The site is separate from but intervisible with the modern, largely open settlement edge of Eastfield-Cayton, to the south. The field pattern and landscape structure of the site and its immediate context are partly eroded, part of the legacy of mid-20 th century agricultural intensification in this area. As described above, the site is also intervisible with a number of other development influences, such as the lit A165 corridor and the park and ride, resulting in a low-medium landscape sensitivity to residential and mixed use development.		

Visual sensitivities and intervisibility including with protected landscapes				M-H	
	<p>Long, open views are afforded across the site, and to the south across Eastfield and Cayton towards the Vale of Pickering. The site forms a key part of the visual gap between Scarborough and Cayton, with the ridge to the north of the site important in defining and containing the physical extents of Scarborough town. Visual sensitivity to residential and mixed use development is moderate-high due to the open character.</p>				
Overall landscape sensitivity to residential/mixed use development			M		
	<p>Overall landscape sensitivity to residential and mixed use development including employment is judged to be moderate. Although the landscape has few sensitive landscape features as described above, sensitivity is elevated due to visual issues. The open visual character, the intervisibility with the Vale of Pickering, and the importance/prominence of the northern ridge elevate landscape sensitivity of the site to moderate overall.</p>				
Landscape Guidance	<p>Landscape guidance: Any development should be located in the lowest part of the site, to ensure better integration with the existing pattern of development at Eastfield and Cayton and to ensure visual containment in the wider landscape. This should be reinforced by appropriate re-connection and restoration of the landscape structure framework. The expansive views from the top of the ridge, especially over the Vale of Pickering, should be respected, as should the visual function of the ridge in maintaining a sense of separation between Cayton and Scarborough town.</p>				

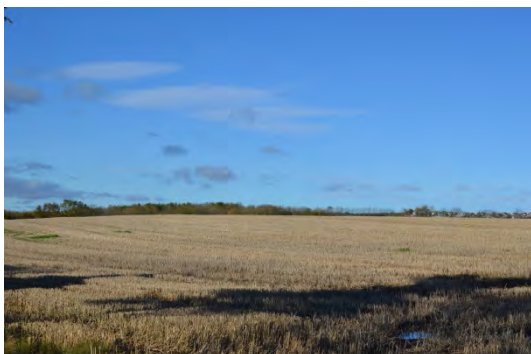
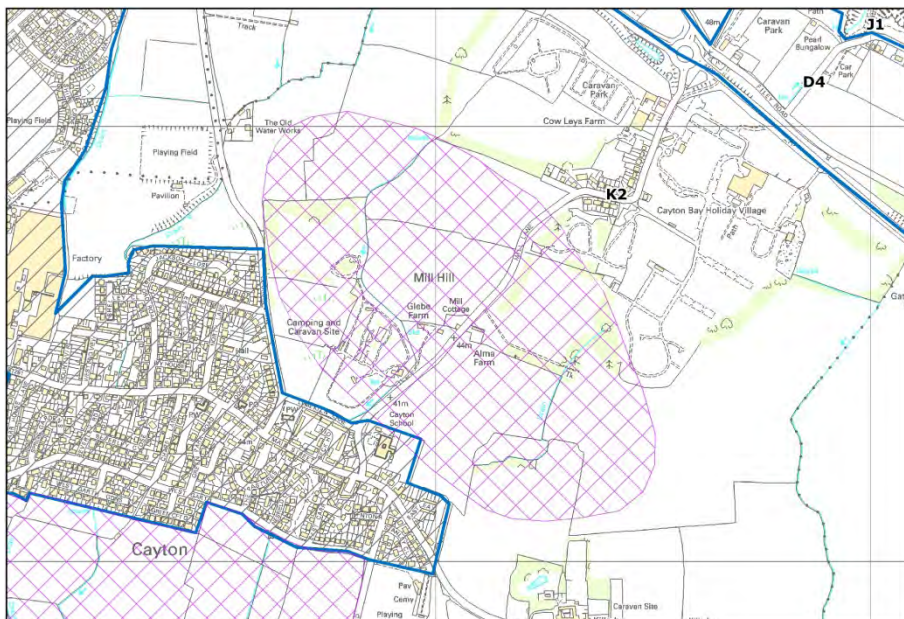
S2: Cayton North East

Location and landscape character context

This site (55.29ha) represents part of the borough landscape character area K2: Lebberston to Gristhorpe Vale Fringe, forming a large part of the gap between Cayton and Cayton Bay Holiday Village. It comprises undulating arable farmland delineated by hedgerows, and Cayton Village Caravan Park, with occasional linear blocks of coniferous woodland and shelter belts, particularly adjacent to Cayton Bay Holiday Village and Cayton Village Caravan Park. As such, it is broadly representative of the wider K2 landscape character area.

The site is slightly offset from the north eastern settlement edge of Cayton, with arable fields separating it from the settlement edge. A local road connecting Cayton with the A165, and passing Cayton Bay Holiday Village, cuts through the centre of the site.

Relevant aspects of borough character area K2, identified in the LCA, are the predominantly arable farmland land use which is interspersed with modern settlement edge at Cayton and holiday and caravan parks, and set within a landscape framework of piecemeal enclosures. A landscape of gently undulating landform and intermittent woodland cover, which often comprise woodland fringes around settlements and holiday parks.



Undulating farmland which provides a degree of enclosure



Open landscape within the site

Criteria	Lower sensitivity	↔	Higher sensitivity
Sense of openness and enclosure		L-M	
	<p>Although land cover consists largely of open fields, the undulating topography, together with occasional coniferous shelter belts close to the holiday parks, means that openness is reduced. Within individual fields there is a sense of openness, however this does not extend far beyond the boundaries. The west side of the character area has a greater sense of openness with less variation in topography, and would be more sensitive to residential and mixed use development (moderate landscape sensitivity).</p>		
Pattern and complexity		L-M	
	<p>A simple landscape largely comprising of fields under arable cultivation. Landscape framework is established by the underlying piecemeal enclosure pattern. Although there is some diversity and interest introduced by features such as holiday homes, roads and shelter belts, these create 'edge' influences, reducing sensitivity to residential and mixed use development.</p>		
Experiential landscape character		M	
	<p>There are some intrusions within the landscape such as the two holiday sites, a local road and the settlement edge of Cayton, which influence the experiential character of the landscape. These features reduce landscape sensitivity, however, overall the landscape has a rural and tranquil character, particularly outside of the holiday season. In addition, screening from woodland/shelterbelts and from undulating topography reduces the impact of existing development on the landscape. Overall, a moderate sensitivity to residential and mixed use development in terms of experiential character.</p>		
Relationship to existing settlement edge and cultural pattern		M-H	
	<p>The site is slightly separate from the modern settlement edge of Cayton, and it incorporates the development of Cayton Village Caravan Park. It also meets the boundary of Cayton Bay Holiday Village, therefore forming a large part of the gap between these developments. Trees and shelterbelts, as well as the undulating landform, help to integrate parts of the settlement edge and the edge of the holiday parks with the surrounding landscape, however there is still an element of modern development influence. There is a recognisable sense of leaving the settlement edge and moving into rural countryside, which highlights the importance of this open land between the village and holiday park. This would be sensitive to residential and mixed use development.</p>		
Visual sensitivities and intervisibility including with protected landscapes		M	
	<p>The undulating topography creates a dome-like landform in the north east of the site and a visually prominent ridgeline which would be sensitive to development. However, overall the undulating landform, together with elements of vegetation screening, allows for some visual filtering and therefore reduces visual sensitivity to residential and mixed use development. The south west of the site is more open and exposed and therefore has higher degree sensitivity. Overall, a moderate sensitivity in visual terms.</p>		
Overall landscape sensitivity to residential/mixed use development		M	
	<p>Overall landscape sensitivity to residential and mixed use development is judged to be moderate. The landscape provides an important green space gap between the edge of Cayton and Cayton Bay Holiday Village, and contains some human scale and important landscape features. However, the undulating topography and degree of screening provides some visual filtering. Modern intrusions such as the holiday parks reduce landscape sensitivity.</p>		

Landscape Guidance	Landscape guidance: Any development should be located close to the edges of the existing settlement in order to contain development spread and maintain the definition between development and open countryside. Development should be contained where there is already a degree of vegetation and topographical screening, avoiding raised, elevated ridgelines and expansive open areas. Maintain a definite gap between Cayton and Cayton Bay Holiday Village, avoiding "ribbons" of development along the local road network. Any development should be reinforced by appropriate reconnection and restoration of the landscape structure framework to reinforce the settlement edge.
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S3 and S4: Cayton South

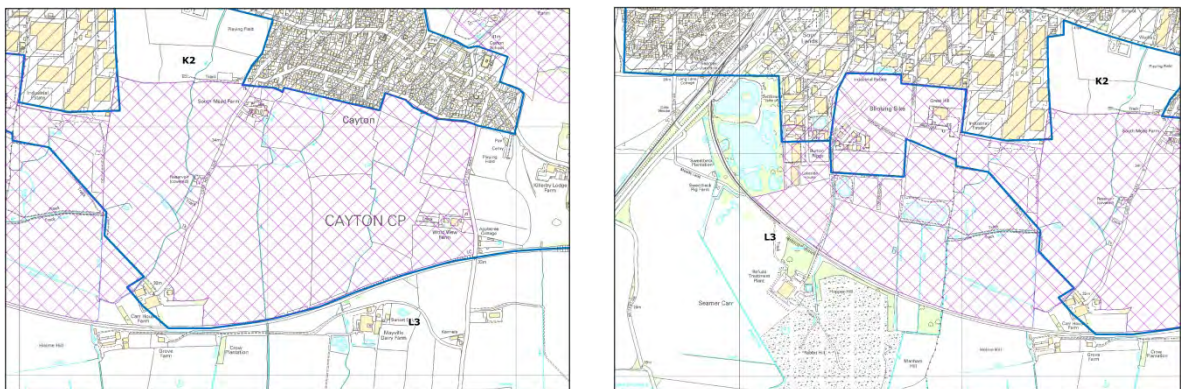
Location and landscape character context

These are two adjacent areas on the southern edge of Cayton, comprising some 118.45ha (S3) and 94.23ha (S4) respectively, and falling within wider borough character areas K2: Lebberston to Gristhorpe Vale Fringe and L3: Star and Flixton Carrs Vale of Pickering. The expansive, open, lowland wetland landscape of the Vale of Pickering lies immediately to the south of the sites. S3 is adjoined by the residential edge of Cayton to the north, whilst S4 is bounded to the north by a series of large scale later 20th century industrial estates on the edge of Cayton, and by the wooded wetlands of Burton Rigs Nature Reserve/SINC (former gravel pits) to the west. The southern boundary is formed by the Scarborough-Filey railway line, with the Vale of Pickering beyond.

The two areas comprise open arable farmland, set within a sparse, patchy rectilinear field boundary hedgerow network. The two areas together form a very large site which follows the entire southern edge of Cayton. Area S4 includes the extension to the existing industrial estate (November 2012). This includes the area immediately east of Burton Rigs Nature Reserve (SINC).

Relevant characteristics of the two borough character areas identified in the LCA, and which are broadly represented in and around the sites are as follows. LCA K2 is defined by low lying landforms which rise gently from the vale, with principal landcover being arable farmland with sporadic woodland cover including carr woodland. A number of settlement fringe influences are apparent, in the form of transport corridors such as the Scarborough-Filey railway line and the A165, and the modern settlement edge at Cayton.

LCA L3's principal characteristics include a flat, low lying topography (the legacy of the glacial Lake Pickering), and an expansive, open landscape which has strong intervisibility with adjacent landscapes. An arable agricultural landscape cut by small scale wetland features such as ditches and dykes which drain the River Derwent and the canalised River Hertford.



Left: Area S3; Right: Area S4



Open fields with scant field boundaries



Urban fringe character

Landscape Sensitivity Assessment: Residential/mixed use development

Criteria	Lower sensitivity	↔	Higher sensitivity
Sense of openness and enclosure	L-M		
	An essentially open arable landscape with a lack of strong landscape structure other than patchy field boundary hedgerows. The landscape is visually related to the open and expansive Vale of Pickering which lies immediately to the south of the two sites. However localised enclosure is provided by rising landforms immediately east of Carr House Lane which bisects the potential residential allocation (area S3) north-south. As such both areas have a low-moderate landscape sensitivity in terms of openness and enclosure.		
Pattern and complexity	L-M		
	A simple landscape of relatively large scale arable fields, set within a scant field boundary network, and crossed by occasional rural lanes. Some localised variation in the landscape pattern is introduced by (predominantly detracting) 'edge' uses such as the covered reservoir west of Carr House Lane. There is otherwise little variation in the landscape pattern – low to medium landscape sensitivity in these terms for both parcels S3 and S4. A small network of tributaries in area S4 (associated with Coastal/Floodplain Grazing Marsh BAP Priority Habitat) would be more sensitive due to its relative intricacy.		
Experiential landscape character		M(S4)	M-H(S3)
	This is essentially a tranquil, unsettled landscape but one which is influenced by the settlement edge of Cayton to the north. Sensitivity of the western portion (S4) is reduced in these terms due to the more prominent and readily perceived sheds and other large structures in the industrial estate (moderate sensitivity, as opposed to moderate high in area S3, due to the heightened sense of intrusion in area S4).		
Relationship to existing settlement edge and cultural pattern	L-M		
	The southern settlement edge to Cayton (residential and industrial estate) is open and porous to both land parcels, with an exposed aspect. This presents an opportunity for improved landscape structure within and around the two land parcels to improve and better integrate the existing settlement edge – low to moderate landscape sensitivity in these terms.		

Visual sensitivities and intervisibility including with protected landscapes				M-H	
Overall landscape sensitivity to residential/mixed use development Landscape Guidance	L-M				
	<p>Area S3: Residential development: Overall landscape sensitivity is moderate-low due to the simple, open landscape character and pattern, and the relationship to the existing southern settlement edge at Cayton. However it is recognised that there are higher visual sensitivities within this overall judgement and this is reflected in the landscape guidance below.</p> <p>Area S4: Employment development: Overall landscape sensitivity is moderate-low due to the simple, open landscape character and pattern, and the relationship to the existing industrial estate development. However it is recognised that there are higher visual sensitivities within this overall judgement, and this is reflected in the landscape guidance below.</p>				
	<p>Landscape guidance:</p> <p>Area S3: Any development should seek opportunities to reinforce and restore the landscape structure to provide a more positive settlement edged and interface with the Vale of Pickering. This should not seek to achieve blanket screening and should be linked to a reduction in future development density to the southern edge (creation of green 'fingers' as part of the local green infrastructure network, to enhance development porosity, visual connections with the vale and to maintain the idea of openness/avoid the sense of the visual gap being closed).</p> <p>Area S4: Any new employment development should seek to step down in height to the southern (vale) edge where possible, using design considerations such as green brown roofs and a recessive/muted earth-sky colour palette for wall claddings, to aid assimilation into the landscape. Any new landscape edge should be porous in character to provide visual foiling rather than blanket screening which would be inappropriate in the wider, open Vale of Pickering landscape. Any development should be concentrated in the northern part of the allocation as far as possible, to help maintain the sense of openness and landscape and visual gap created by the vale. Maintain a green space buffer between development and the complex wetland landscape in the adjacent Burton Rigs Nature Reserve to the west of the site.</p>				

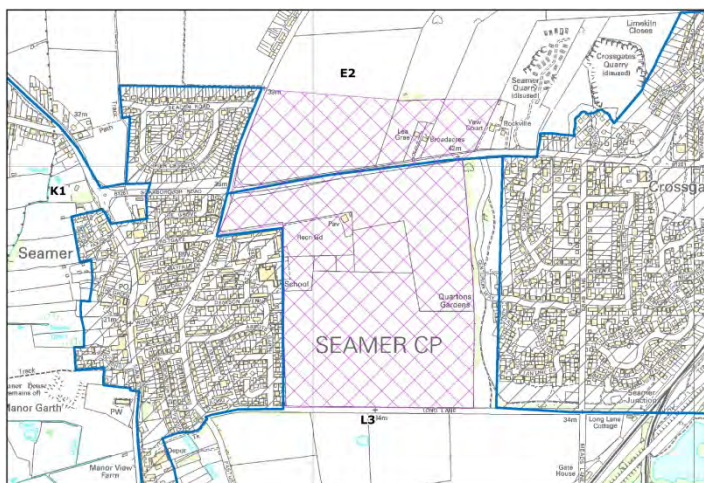
S5: Seamer East, Crossgates West

Location and landscape character context

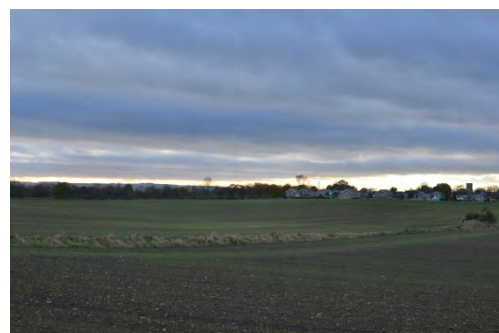
This area (44.64ha) represents a small part of Borough landscape character area L3 and extends northwards, marginally into E2, forming the greater part of the gap between Seamer and Crossgates. It comprises an open area of flat to gently undulating arable farmland and some amenity grassland used for playing fields, which are set within a partially legible rectilinear field pattern, consisting of scrubby and patchy field boundaries with occasional scattered hedgerow trees. Two adjacent residential properties lie within the site in the northern section. The site is broadly representative of the wider L3 and E2 landscape character areas.

The site immediately abuts the settlement edge of Seamer to the west and is slightly offset from residential edge of Crossgates to the east, by a narrow piece of amenity green space associated with late 20th century settlement expansion at Crossgates. A local road passes along the southern edge of the site, and the busy B1261 cuts through the northern part of the site, both connecting the two settlements of Seamer and Crossgates. North of the B1261, the landscape begins to ascend, forming the lower tabular foothills.

Relevant aspects of borough character area L3, identified in the LCA, include the low lying agricultural landscape, with low hedgerows and sparse tree cover, which results in a sense of openness, with occasional long views across open fields. In addition, aspects of borough character area E2, which are represented in the site are the gently rising, rolling foothills of arable farmland.



Simple undulating farmland fields



Open landscape with views to exposed settlement edge of Seamer and the village church

Criteria	Lower sensitivity	↔	Higher sensitivity
Sense of openness and enclosure		L-M	
	<p>A strong sense of openness within the site, with land cover consisting of open fields of arable cultivation or amenity grassland, bounded by a loose landscape framework of low scrubby hedgerows with occasional scattered trees which, together with the gently sweeping landscape creates a permeable character. The site is enclosed along some of its periphery by denser, taller hedgerows, particularly to the east and south, therefore the sense of openness does not extend beyond these boundaries. The northern part of the site, which lies beyond the B1261, is very open along its periphery. The site has few landscape features which would be vulnerable to residential and mixed use development, hence the moderate-low sensitivity rating.</p>		
Pattern and complexity		L-M	
	<p>A simple landscape largely comprising fields under arable cultivation, with some amenity grassland. Small variations in the landscape features, include the sports playing fields located on the western edge, adjacent to the local primary school, are set within smaller scale fields and delineated by denser field boundaries with some scattered fields, as well as the two residential properties in the north, and the B1261 which cuts across the north of the site. Overall landscape pattern is relatively simple and therefore the sensitivity of the site to residential ad mixed use development is moderate-low.</p>		
Experiential landscape character		M	
	<p>The site is largely contained and defined by settlement edges or by roads, which create an urban fringe character and introduce localised aural and visual intrusions. However, the landscape provides an open green space within a largely developed area, and the vegetation around much of its periphery creates a sense of containment, although there are occasional long views across the Vale of Pickering. The landscape provides recreational opportunities, with sports playing fields, a local public footpath and a number of informal footpaths which cut across the open fields. Overall, in terms of experiential character, the site has a moderate sensitivity to residential and mixed use development.</p>		
Relationship to existing settlement edge and cultural pattern		M	
	<p>Along the western boundary, the settlement edge of Seamer is often exposed and open, characterised by modern 20th century development, with occasional hedgerows and vegetation which provide sporadic edge integration in places. To the east, the settlement edge is better integrated, with a tall, dense hedgerow running along the periphery of the site and a narrow strip of amenity green space separating the settlement of Crossgates and the site. The B1261 cuts through the northern section of the site and introduces a further element of modern development influence. The site provides an important open gap between the two villages.</p>		
Visual sensitivities and intervisibility including with protected landscapes		M	
	<p>Open views are available across the site, with views to the Vale of Pickering to the south more occasional due to boundary vegetation. In addition, settlement to the west and east surrounds the site, and limits views out in these directions. The northern part of the site is mostly open and there is some intervisibility with the foothills further north, however ascending landform filters more distant views. St Martin's Church at Seamer is a prominent landmark within the site and visible across the open fields.</p>		

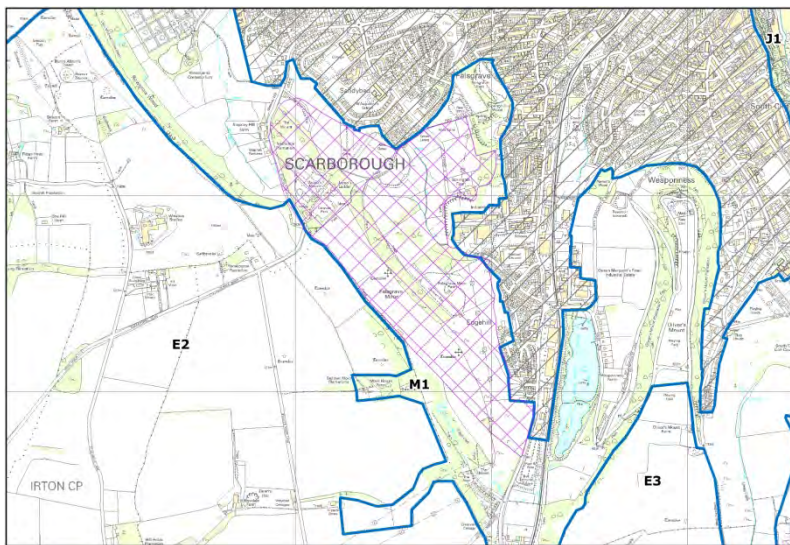
<p>Overall landscape sensitivity to residential/mixed use development</p>	<p>Overall landscape sensitivity to residential and mixed use development including employment is judged to be moderate. This is due to the landscape providing an important green space between the two settlements of Seamer and Crossgates, and provides recreational opportunities for local residents. The landscape is however a mostly simple landscape with few landscape features and little variation in landscape pattern. The landscape is characterised by modern intrusion, however this is largely indirect and from settlement edges and roads outside the site, with the exception of the B1261 which cuts through the north of the site.</p>
<p>Landscape Guidance</p>	<p>Landscape guidance: Any development should be small scale and should be reinforced by appropriate reconnection and restoration of the landscape structure and framework pattern. Development would need to maintain and enhance integration with settlements and the surrounding landscape, as well as the sense of the gap between the two settlement areas. The north of the site, beyond the B1261 is more sensitive to development, due to the more open character with its surrounding landscape.</p>

S6: Falsgrave South West

Location and landscape character context

This site (105.90ha) represents part of the Borough landscape character area M1: Oliver's Mount Wooded Escarpment, forming an extension to the south western edge of Falsgrave. It comprises dramatic, undulating and steep scarp topography, with varied land cover, such as irregular shaped fields delineated by hedgerows with trees, which are interspersed with pockets of woodland and scrub, including two significant sized broadleaved woodlands. In addition, there are two caravan parks, Falsgrave Moor Farm and Jacobs Mount Caravan Park, an area used for allotments, and a number of larger, regular shaped arable fields. Varied land cover and land use is broadly representative of the wider M1 landscape character area. The site lies adjacent to the south western edge of Scarborough.

Relevant aspects of borough character area M1, identified in the LCA, which are represented in the site, are the dramatic, undulating and steep scarp topography, varied land cover and land use, with heavily wooded upper scarp slopes contrasting with areas of rough grassland and agricultural fields. A landscape with low levels of built development which is, however, fringed by the dense settlement edge of Scarborough. The landscape has varying degrees of enclosure, with dense woodland blocks contrasting with open, undulating farmland, and occasional long, panoramic vistas across open elevated aspects.



View from scarp slope on Oliver's Mount, to the west of the site.



Scrub vegetation screening to the edge of Falsgrave

Criteria	Lower sensitivity	↔	Higher sensitivity
Sense of openness and enclosure			M-H
	<p>Many parts of the site are highly contained by the complex and varied landform and dense network of woodland cover. However, the site forms part of the north east slope of the scarp, and is therefore visible from some lower lying landscapes to the west and from the opposite scarp slopes further west. The intricacy of the landform in many places and sense of enclosure results in an overall moderate to high sensitivity to residential and mixed use development.</p>		
Pattern and complexity			M-H
	<p>The landscape comprises an intricate pattern of small watercourses which wind through irregular fields of rough grazing, interconnected by a network of densely vegetated field boundaries and interspersed with areas of woodland (including two area of significant broadleaved woodland). These cover a highly varied, sloping scarp landform. In addition, there are some larger, more regular formed arable fields in the south west, two caravan parks and an allotment. Spring Hill Quarry within the site is a pSINC. A varied and textured landscape, with a relatively high degree of complexity, which would be sensitive to residential or mixed use development.</p>		
Experiential landscape character			M-H
	<p>Despite the close proximity to Scarborough town, the site has an overall intimate and tranquil landscape character, which results from the scarp slope, varied topography, and the network of vegetation, woodland and watercourses. There are some modern intrusions, such as the caravan park, and much of the adjacent development to the east of the proposed site comprises large, industrial and commercial buildings which introduces an indirect intrusion on character. Overall sensitivity to residential and mixed use development is judged moderate-high in experiential terms.</p>		
Relationship to existing settlement edge and cultural pattern			M-H
	<p>Exposed, abrupt settlement edges in places characterised mostly by modern development, including some large scale industrial and commercial buildings. However, the undulating topography and dense woodland cover, particularly along the eastern edge, helps to create a well-integrated settlement edge and in places settlement goes unnoticed, which results in a moderate-high sensitivity to residential and mixed use development.</p>		
Visual sensitivities and intervisibility including with protected landscapes		M	
	<p>Intervisibility between the site and the surrounding landscape diminishes closer to the site, reducing sensitivity in visual terms, with variation in topography and vegetation providing a high level of screening. Further west and north west, from lower lying land within the settlement boundary and from the adjacent east facing scarp slopes, there is greater intervisibility, with views to the site. Considering the above, the overall sensitivity to residential and mixed use development is moderate.</p>		
Overall landscape sensitivity to residential/mixed use development			M-H
Landscape Guidance	<p>Overall landscape sensitivity to residential and mixed use development including employment is judged to be moderate-high. There is little ability for the landscape to sustain development, due to the highly varied and intricate character, which results from the dramatic undulating scarp landform and the intricate network of woodlands and water courses. Such land use pattern would be vulnerable to residential and mixed used development footprints.</p>		

Landscape guidance:

The site should be conserved and enhanced as part of the green infrastructure network for Scarborough town, due to the mosaic of landscape features and pattern, such as the network of woodlands, vegetated field boundaries, and water corridors, as well as varied scarp landform, all of which contribute to a tranquil and enclosed landscape. There may be the potential for small, well designed development on flatter, elevated and well screened landform, or as a small extension from the existing settlement edge of Scarborough. However, it would also need to preserve the level of integration and containment that surrounding woodland and landform provides in relation to the settlement of Falsgrave.

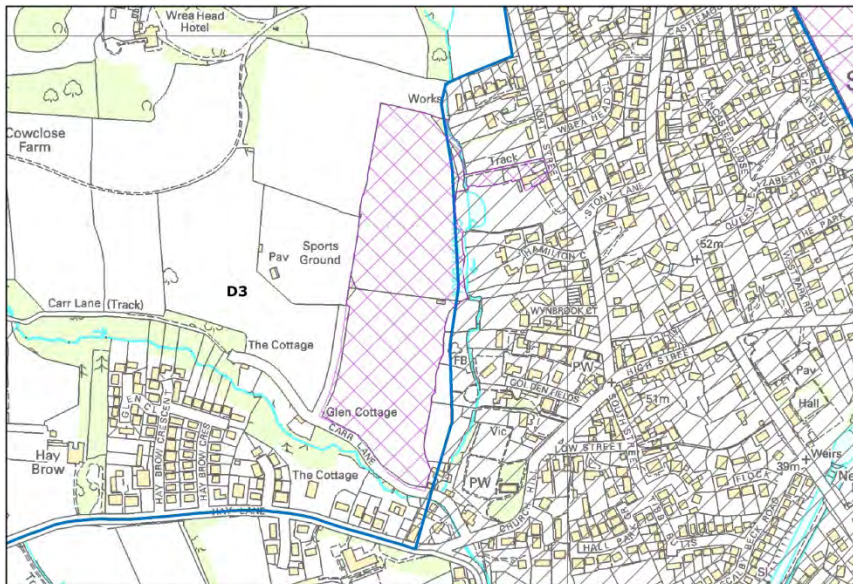
S7: Scalby West

Location and landscape character context

This site (7.89ha) represents a very small part of the borough landscape character area D3, and lies on the western edge of Scalby, near the moorlands and scarps of the North York Moors National Park which lie less than 1km to the west. It comprises a flat, elevated landscape of fields used for grazing and contains scattered, mature oak trees (field trees and hedgerow trees). The site is highly contained by a dense woodland edge and has little intervisibility with surrounding settlement.

The site is located immediately adjacent to the settlement of Scalby, however there is no access by road to the site, with a small private sunken track immediately south and an adjacent footpath.

Relevant aspects of borough character area D3, identified in the LCA, which are represented in the site, are the smoothly rolling farmland, and the enclosure which is introduced by the proximity to wooded becks, which border the site. A landscape which retains a peaceful and rural character.



Simple landscape of open fields of grazing with scattered mature oak trees



Dense woodland boundaries create a strong sense of containment

Criteria	Lower sensitivity ↔ Higher sensitivity			
Sense of openness and enclosure				M-H
	A well contained landscape with a strong sense of enclosure. The small site itself is open, consisting of three small scale fields, which are partially divided by loose boundaries consisting of scattered mature oak trees. The site is elevated above the settlement of Scalby, on the foothills towards the National Park boundary with a sunken rural track located to the south. Dense wooded edges create a strong sense of containment and the site has little intervisibility with the surrounding landscape. The western edge of the site has a greater sense of openness, with scattered trees forming the boundary, and views into adjacent fields. This more open character could be sensitive to residential/mixed use development.			
Pattern and complexity			M	
	A small and simple site, consisting of three open fields with partial boundary definition. However, features such as scattered mature oak trees and wooded edges create an intact landscape pattern, and introduce texture and interest, with a degree of intricacy. Landscape framework is established by the underlying piecemeal enclosure pattern. Considering all of the above, the site has a moderate sensitivity to residential/mixed use development, in terms of pattern and complexity.			
Experiential landscape character				M-H
	Despite the close proximity to the settlement of Scalby, the site has a strong sense of tranquillity, intactness and a deeply rural character which reflects to a degree that of the nearby National Park. The site has a very clear sense of separation from the settlement due to the wooded settlement edge. The rural character is due to the strong sense of containment and lack of modern intrusions. The remnant field patterns and mature oak trees add to the intactness and provide an historic and cultural aspect to the landscape. Considering the above, the site has a moderate to high sensitivity to residential/mixed use development, in terms of experiential quality.			
Relationship to existing settlement edge and cultural pattern				M-H
	The site is located immediately adjacent to the settlement and Conservation Area of Scalby, however the settlement edge is not visible from within the site. Topographical variation and screening vegetation means that the settlement edge is well integrated and hidden from the surrounding landscape, and therefore sensitive to further development which would breach this edge.			
Visual sensitivities and intervisibility including with protected landscapes		L-M		
	The site is very enclosed, contained and strongly visually filtered, particularly to the south and east, adjacent to the settlement edge of Scalby. The western edge is more open, and there are views into the adjacent fields. This would increase sensitivity to residential and mixed use development locally, however due to general visual containment, sensitivity is relatively low in visual terms to residential and mixed use development.			
Overall landscape sensitivity to residential/mixed use development				M-H
	Overall landscape sensitivity to residential and mixed use development is judged to be moderate-high . There is little ability for the landscape to sustain development, due to the strong landscape intactness, landscape pattern, sense of place and rural character/perceived detachment from the settlement edge, and sense of tranquillity, plus the relationship to the North York Moors National Park.			

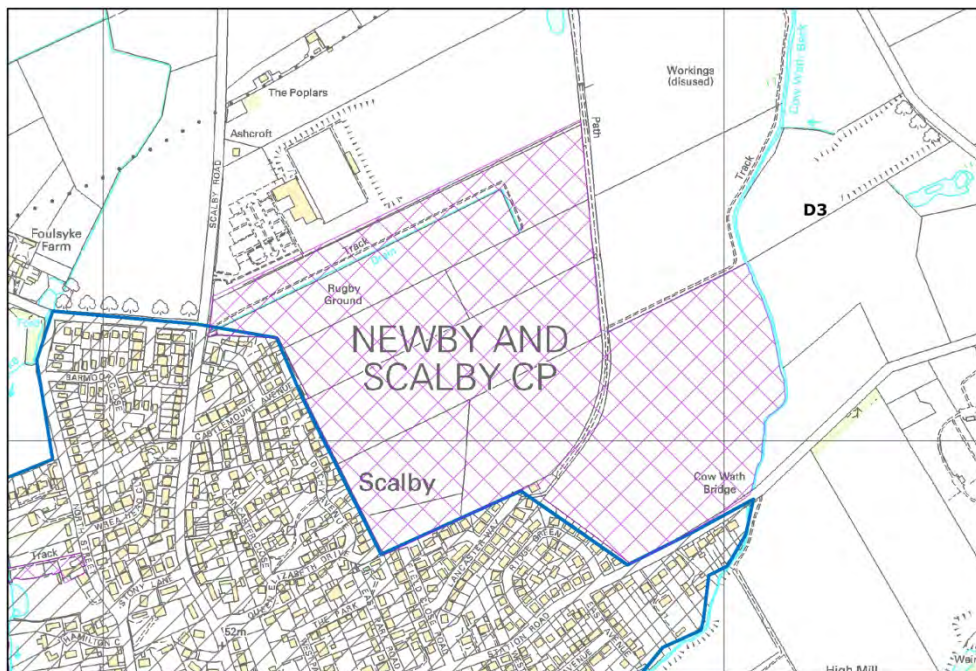
Landscape Guidance	Landscape guidance: The site is unlikely to be suitable for residential or mixed use development in landscape terms, due to the small scale, strong sense of tranquillity, intactness, deeply rural character, and the sense of separation from settlement. Any development would need to maintain structural landscape features such as mature oak trees, and also preserve the level of integration and containment that surrounding woodland provides with relation to the settlement of Scalby. As such few if any development footprints are likely to be viable.
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S8: Scarborough North

Location and landscape character context

This area is formed by arable farmland of 36.30ha north of Scarborough which rises from the coast to the east, forming part of the Coastal Hinterland (borough character area D3: Scalby Coastal Hinterland). The site consists of rectilinear arable fields of medium to large scale, set within a discontinuous field boundary hedgerow network. It forms a small part of the area washed over by the North Yorkshire and Cleveland Heritage Coast Designation. The Tabular Hills Walk (long distance route) follows part of the southern site boundary.

Relevant characteristics of borough character area D3 as identified in the LCA and which are partly represented in the site include rolling farmland of medium scale, creating a simple landscape of fluid, rhythmic and repetitive form and elements. Area D3 has a low density, dispersed settlement pattern and a strong sense of openness – a peaceful, rural character which is strongly influenced by proximity to the coast.



Undulating farmland and strong coastal connection/views



Topography helps to integrate settlement edge

Criteria	Lower sensitivity	↔	Higher sensitivity
Sense of openness and enclosure		L-M	
	Containment is provided by the rolling landform, although the landscape is open to the coast which lies approximately 1km east of the site's eastern boundary. A degree of enclosure is provided by the discontinuous field boundary hedgerow network in the northern part of the site. Overall, the site has a low-moderate sensitivity in terms of openness and enclosure.		
Pattern and complexity		L-M	
	This is a very simple arable landscape, with the small scale rectilinear hedgerow pattern partly eroded. A rhythmic, repetitive pattern is created by the rolling landform. Due to the general simplicity of the landscape pattern, the site has a low -moderate sensitivity in pattern and complexity terms. Some localised contrast is introduced by the partly treed line of the disused Scarborough-Whitby Railway line, now a SINC and also a Sustrans route, although overall sensitivity in terms of pattern is relatively low.		
Experiential landscape character		M	
	The landscape experience is influenced by the north eastern settlement edge of Scarborough (Scalby). The Tabular Hills Walk long distance route to the coast lines part of the southern site boundary and extends into the urban area to the west. Save for the partly exposed mid to late 20 th century settlement edge at Scalby, this is a landscape of tranquil character, defined by open, uninterrupted easterly views out to sea. Taking all of the above into account, this landscape is moderately sensitive to residential development in experiential terms.		
Relationship to existing settlement edge and cultural pattern		M	
	The settlement edge at Scalby abuts the western and part of the southern edges of the site. With the exception of a very small part of the Scalby Conservation Area adjacent to the site's south western corner, the settlement edge is mostly defined by 1960s/1970s bungalows which generally back on to the site, with settlement edge partly integrated by garden boundary hedges and fences. As such it has a moderate sensitivity to residential and mixed use development, with some edge improvement potential.		
Visual sensitivities and intervisibility including with protected landscapes			M-H
	The site has wide intervisibility with the open coast and with the coastal headland separating North Bay and South Bay, and the associated prominent, dramatic ruins of Scarborough Castle. However landform to the north and south provide a degree of visual containment. Due to the open, expansive visual character to the east, associated undeveloped skyline character and intervisibility with the Heritage Coast, overall visual sensitivity is judged to be moderate-high.		
Overall landscape sensitivity to residential/mixed use development		M	
	Overall landscape sensitivity of this area to residential development is judged to be moderate although this would be higher in the more open/exposed eastern extents due to the interface with the Heritage Coast and open coastal character/views to coastal landmarks such as the castle. This sensitivity judgement takes account of the simple, eroded landscape pattern, plus more sensitive elements such as visual character.		

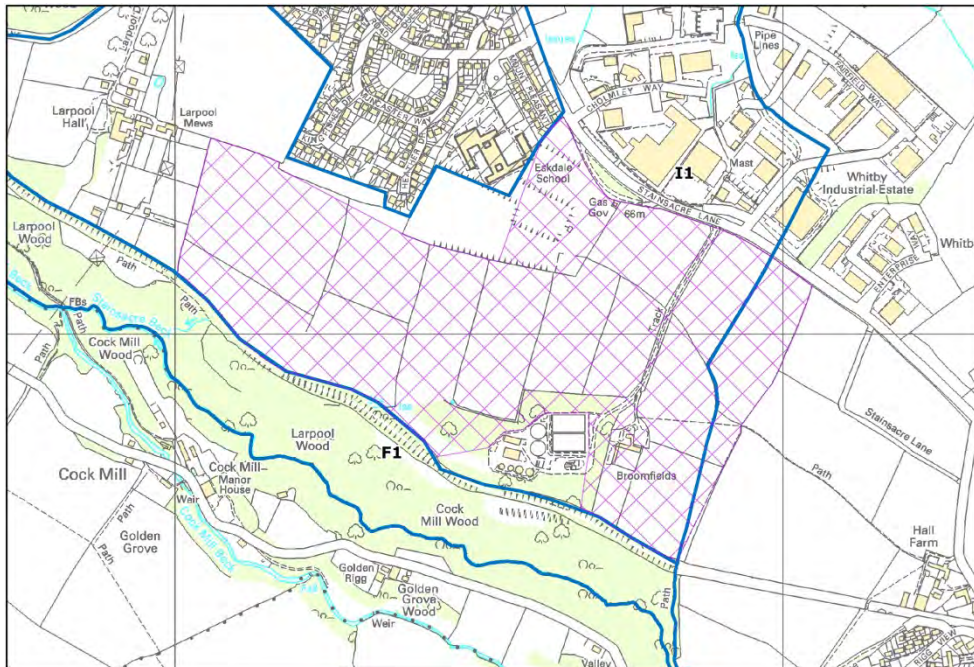
Landscape Guidance	Landscape guidance: Any development should be confined to the southern and western parts of the site where it relates/integrates better with the existing settlement edge. The open character of the eastern part of the site should be conserved as far as possible to respect visual relationships with the coastline, coastal landmarks such as the castle, and the integrity of the Heritage Coast designation. Conserve and enhance the setting of the Tabular Hills Walk long distance path.
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W1: Whitby South East

Location and landscape character context

4.1 This area falls within landscape character area *I1: Whitby Settlement Fringe*. It comprises an area of some 36.65ha to the south east of Whitby, comprising the settlement edge and associated land uses, notably school playing fields and paddocks. Both the wider character area and area W1 are defined by rolling farmland and grazing land overlooking a wooded tributary of the Esk Valley to the south.

Relevant aspects of borough character area I1 identified in the LCA are urban fringe farmland interspersed with settlement fringe development, in the form of industrial estates, hotels, schools and a waste water treatment works. A landscape of rolling landform and often sparse tree cover. Aural and visual impacts result from the A171 road corridor. Long views across Whitby to the landmark abbey ruins are distinctive.



Urban fringe farmland



Long coastal views, including to the abbey

Criteria	Lower sensitivity	↔	Higher sensitivity
Sense of openness and enclosure			M-H
	The area is bounded by tall, out grown hedgerows and is crossed by a relatively intact network of field boundaries in rectilinear formation. This and the rolling landform rising to a low ridge overlooking a tributary of the Esk ¹ , create a sense of enclosure, which would potentially be vulnerable in landscape terms to residential and mixed use development footprints, hence a moderate-high sensitivity rating.		
Pattern and complexity		M-L	
	A simple, relatively repetitive landscape pattern is created by the mixed hedgerows, paddocks and rolling fields/landforms, with some interruption created by the school buildings and the associated playing fields. As such the landscape pattern is neither especially diverse nor complex and is often repeated in other parts of Whitby's settlement fringe. Sensitivity to residential and mixed use development is moderate-low.		
Experiential landscape character	L		
	A landscape of interrupted experiential character, due to 'edge' influences such as the school, the playing fields and the exposed modern settlement edge of Whitby at this point, plus the busy A171 corridor which runs external to the northern site boundary. Sensitivity to residential development is therefore judged to be low.		
Relationship to existing settlement edge and cultural pattern	L		
	This is an exposed settlement edge of Whitby with the A171 corridor creating an urban influence beyond and containing this area. Principal aspects of the settlement pattern relate to the elements on the edge of and adjoining the area, e.g. the A171 road corridor, the industrial and trading estate/retail park to the north and the modern settlement edge of Whitby, plus the adjacent sewage works to the south. All these elements indicate a low sensitivity to residential and mixed use development.		
Visual sensitivities and intervisibility		M	
	Views to and within the area are filtered by boundary vegetation and by the landscape of rolling topography, ridge and hedgerows, although there are long, elevated view to the abbey. The low ridge overlooking the Esk tributary is a prominent feature. Overall, it has a low sensitivity to residential and mixed use development, although the more elevated land (ridge) within the area has a higher sensitivity due to its greater visual prominence. Views to the undeveloped coast and the abbey ruins would be sensitive, elevating visual sensitivity of the area to moderate overall.		
Overall landscape sensitivity to residential/mixed use development		M-L	
	Overall landscape sensitivity of this area to residential and mixed use development is judged to be moderate-low . This is due to the level of visual containment in lower parts of the site and the simple and partly interrupted landscape pattern. Also important to this sensitivity judgement is the experiential landscape character and the effect of 'edge' influences and land uses. There are specific features of the site which are more sensitive, within this judgement, notably the ridge line and rolling landform, and the interface with the wooded tributary of the Esk Valley, plus the visual relationships with the abbey and coast.		

¹ Stainsacre Beck, part of the wider Cock Mill and Larpool Wood – Stainsacre Beck SINC, outside the site

Landscape Guidance	Landscape guidance: Key principles are to conserve and reinforce the structural landscape framework to create a connected landscape and green infrastructure framework and an effective foil to any future development. Important features such as the ridge line and the physical and visual relationship to the wooded tributary of the Esk and the coast to the north, should be conserved as part of the landscape setting of the town and as parts of the local green infrastructure network.
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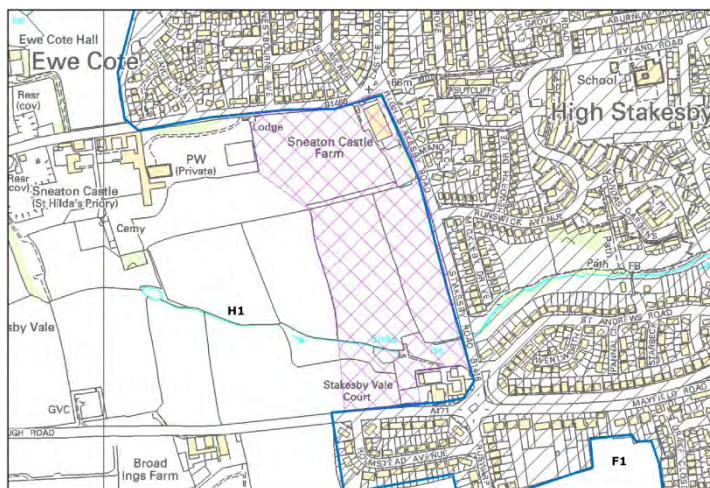
W2: High Stakesby West

Location and landscape character context

This is a small area on the western edge of Whitby (9.92ha), adjacent to High Stakesby, which represents a small part of Borough landscape character area H1: Esk Upper Valley Side. It comprises of gently undulating arable and pastoral farmland delineated by hedgerows and timber post fencing. Land rises gradually to the west forming a small ridgeline. The north and north east boundary is delineated by a stone estate wall, which continues westwards to Sneaton Castle, which lies outside of the site. In the north east corner is Sneaton Castle Farm, comprises of a large group of modern farm buildings and small group of trees.

The site is immediately adjacent to the settlement edge of High Stakesby to the north, east and south boundaries, with the B1460, B1416 and A171 forming these boundaries, respectively.

The site is broadly representative of the wider landscape character area. Relevant characteristics of the wider borough character area H1 and identified by the LCA include distinctive rolling landscape which forms the upper slopes of the River Esk Valley, and a mosaic farmland landscape of pasture, rough grazing and arable cultivation. Other important characteristics are historic designed landscapes such as Sneaton Castle and long views over the Esk Valley. Some settlement fringe activity characterises the northern and southern parts of the character area.



Undulating farmland and view to Sneaton Castle in background

Criteria	Lower sensitivity	↔	Higher sensitivity
Sense of openness and enclosure		M	
	An essentially open landscape with a lack of strong landscape structure other than field boundary hedgerows. The landform slopes slightly from north to south, which creates an open visual relationship with the landscape further south. Although land cover consists of open fields and does have a strong sense of openness, the undulating topography means that openness is reduced somewhat, and creates localised enclosure, hence a moderate sensitivity to residential and mixed use development.		
Pattern and complexity		L-M	
	A very simple landscape largely comprising fields under arable and pastoral cultivation, with a landscape framework established by the underlying piecemeal enclosure pattern. Occasional features add diversity, such as Sneaton Castle Farm, plus 'edge' uses such as the settlement and road corridors. The simple character and edge influences reduce sensitivity to residential and mixed use development in terms of pattern and complexity.		
Experiential landscape character		M	
	This is essentially a tranquil, unsettled landscape but one which is influenced by the settlement edge of High Stakesby and adjacent busy roads to the north, east and south. The indirect intrusions impact on the experiential character of the landscape, and reduce landscape sensitivity to residential and mixed use development; however, overall the landscape has a rural character. Screening from undulating topography reduces the impact of 'edge' features on the landscape.		
Relationship to existing settlement edge and cultural pattern		L-M	
	The site is surrounded on all but the western side by the modern edge of High Stakesby, and it incorporates the large farmstead of Sneaton Castle Farm in the north east corner. Settlement edges are often exposed and have few integrating landscape features. Variation in landform across the site helps to reduce the impact of the modern edge development in the wider landscape, and therefore reduces sensitivity to residential and mixed use development.		
Visual sensitivities and intervisibility including with protected landscapes		L-M	
	The sloping, undulating landform creates a small ridgeline in the west of the site, which would be visually sensitive to development. In addition the visual connection with Sneaton Castle, adjacent to the site, results in the western part being more sensitive to development. The undulating landform does however, allow for visual filtering and therefore reduces visual sensitivity to residential and mixed use development overall.		
Overall landscape sensitivity to residential/mixed use development		L-M	
	Overall landscape sensitivity to residential and mixed use development including employment is judged to be moderate-low , due to the simple, open landscape character and pattern, and the relationship to the existing settlement edge of High Stakesby and settlement 'edge' influences. However it is recognised that there are localised visual sensitivities within this overall judgement (western ridgeline) and this is reflected in the landscape guidance below.		
Landscape Guidance	<p>Landscape guidance:</p> <p>Any development should be located close to the edges of the settlement in order to contain development spread and maintain the definition between development and open countryside. Development should be contained where there is already a degree of topographical screening, avoiding breaching the raised, elevated ridgeline, expansive open areas, and close visual proximity to Sneaton Castle. Development should be reinforced by appropriate reconnection and restoration of the landscape structure framework, and create a positive, well-integrated settlement edge.</p>		

5 Summary and conclusions

- 5.1 The findings of the sensitivity analysis are summarised in **table 5.1** below, with overall sensitivity ratings for the sites shown on **Figure 5.1**.

Table 5.1: Summary of findings

Site	Overall sensitivity judgement, comment and guidance
S1: Osgodby	<p>Overall landscape sensitivity to residential and mixed use development including employment is judged to be moderate. Although the landscape has few sensitive landscape features as described above, sensitivity is elevated due to visual issues. The open visual character, the intervisibility with the Vale of Pickering, and the importance/prominence of the northern ridge elevate landscape sensitivity of the site to moderate overall.</p> <p>Guidance:</p> <p>Any development should be located in the lowest part of the site, to ensure better integration with the existing pattern of development at Eastfield and Cayton and to ensure visual containment in the wider landscape. This should be reinforced by appropriate re-connection and restoration of the landscape structure framework. The expansive views from the top of the ridge, especially over the Vale of Pickering, should be respected, as should the visual function of the ridge in maintaining a sense of separation between Cayton and Scarborough town.</p>
S2: Cayton North East	<p>Overall landscape sensitivity to residential and mixed use development is judged to be moderate. The landscape provides an important green space gap between the edge of Cayton and Cayton Bay Holiday Village, and contains some human scale and important landscape features. However, the undulating topography and degree of screening provides some visual filtering. Modern intrusions such as the holiday parks reduce landscape sensitivity.</p> <p>Guidance:</p> <p>Any development should be located close to the edges of the existing settlement in order to contain development spread and maintain the definition between development and open countryside. Development should be contained where there is already a degree of vegetation and topographical screening, avoiding raised, elevated ridgelines and expansive open areas. Maintain a definite gap between Cayton and Cayton Bay Holiday Village, avoiding “ribbons” of development along the local road network. Any development should be reinforced by appropriate reconnection and restoration of the landscape structure framework to reinforce the settlement edge.</p>
S3 and S4: Cayton South	<p>Area S3: Residential development:</p> <p>Overall landscape sensitivity is moderate-low due to the simple, open landscape character and pattern, and the relationship to the existing southern settlement edge at Cayton. However it is recognised that there are higher visual sensitivities within this overall judgement and this is reflected in the landscape guidance below.</p> <p>Area S4: Employment development:</p> <p>Overall landscape sensitivity is moderate-low due to the simple, open</p>

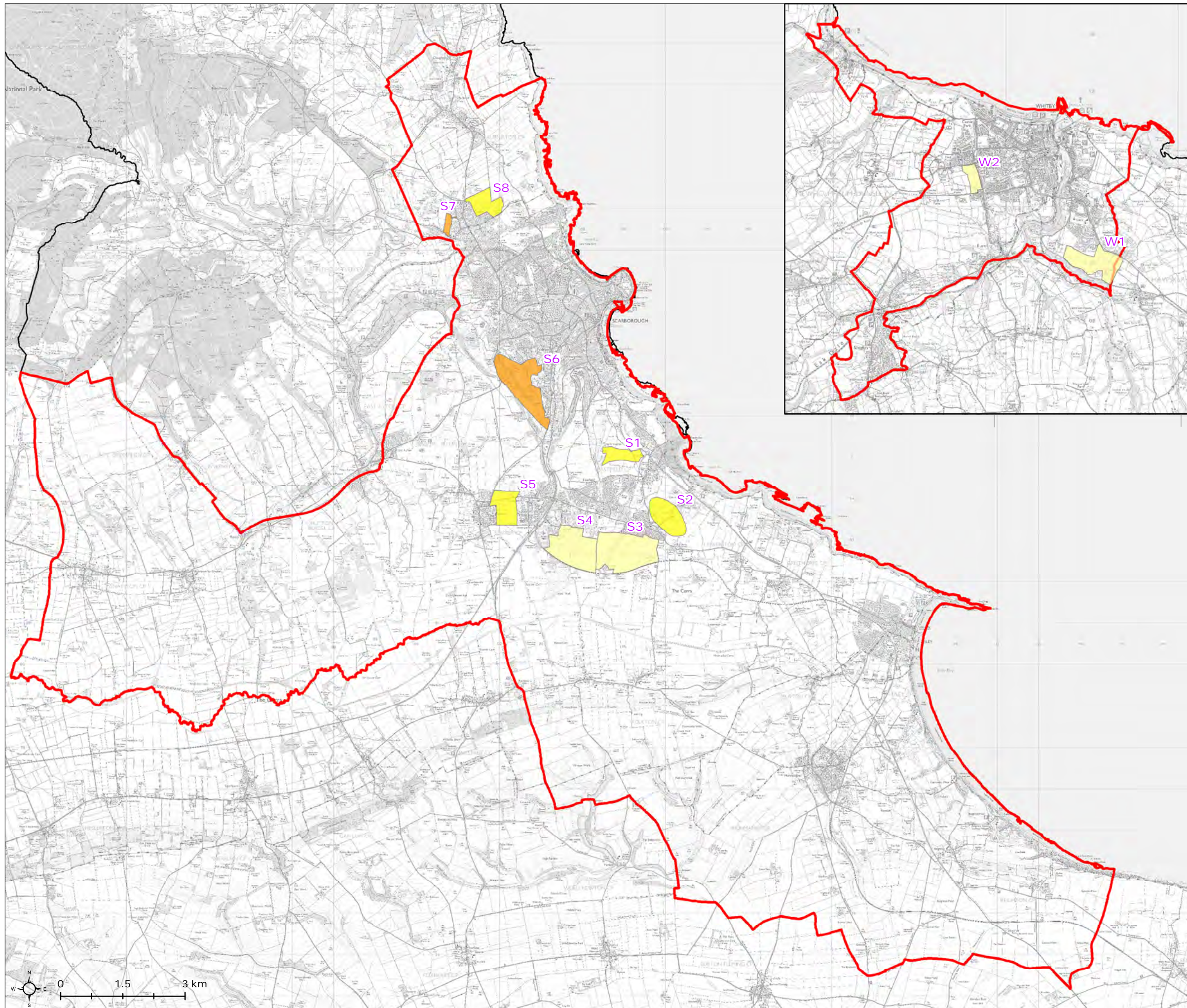
Site	Overall sensitivity judgement, comment and guidance
	<p>landscape character and pattern, and the relationship to the existing industrial estate development. However it is recognised that there are higher visual sensitivities within this overall judgement, and this is reflected in the landscape guidance below.</p> <p>Guidance:</p> <p>Area S3: Any development should seek opportunities to reinforce and restore the landscape structure to provide a more positive settlement edged and interface with the Vale of Pickering. This should not seek to achieve blanket screening and should be linked to a reduction in future development density to the southern edge (creation of green ‘fingers’ as part of the local green infrastructure network, to enhance development porosity, visual connections with the vale and to maintain the idea of openness/avoid the sense of the visual gap being closed).</p> <p>Area S4: Any new employment development should seek to step down in height to the southern (vale) edge where possible, using design considerations such as green brown roofs and a recessive/muted earth-sky colour palette for wall claddings, to aid assimilation into the landscape. Any new landscape edge should be porous in character to provide visual foiling rather than blanket screening which would be inappropriate in the wider, open Vale of Pickering landscape. Any development should be concentrated in the northern part of the allocation as far as possible, to help maintain the sense of openness and landscape and visual gap created by the vale.</p>
S5: Seamer East, Crossgates West	<p>Overall landscape sensitivity to residential and mixed use development including employment is judged to be moderate. This is due to the landscape providing an important green space between the two settlements of Seamer and Crossgates, and provides recreational opportunities for local residents. The landscape is however a mostly simple landscape with few landscape features and little variation in landscape pattern. The landscape is characterised by modern intrusion, however this is largely indirect and from settlement edges and roads outside the site, with the exception of the B1261 which cuts through the north of the site.</p> <p>Guidance:</p> <p>Any development should be small scale and should be reinforced by appropriate reconnection and restoration of the landscape structure and framework pattern. Development would need to maintain and enhance integration with settlements and the surrounding landscape, as well as the sense of the gap between the two settlement areas. The north of the site, beyond the B1261 is more sensitive to development, due to the more open character with its surrounding landscape.</p>
S6: Falsgrave South West	<p>Overall landscape sensitivity to residential and mixed use development including employment is judged to be moderate-high. There is little ability for the landscape to sustain development, due to the highly varied and intricate character, which results from the dramatic undulating scarp landform and the intricate network of woodlands and water courses. Such land use pattern would be vulnerable to residential and mixed used development footprints.</p> <p>Guidance:</p> <p>The site should be conserved and enhanced as part of the green infrastructure network for Scarborough town, due to the mosaic of landscape features and pattern, such as the network of woodlands,</p>

Site	Overall sensitivity judgement, comment and guidance
	<p>vegetated field boundaries, and water corridors, as well as varied scarp landform, all of which contribute to a tranquil and enclosed landscape. There may be the potential for small, well designed development on flatter, elevated and well screened landform, or as a small extension from the existing settlement edge of Scarborough. However, it would also need to preserve the level of integration and containment that surrounding woodland and landform provides in relation to the settlement of Falsgrave.</p>
S7: Scalby West	<p>Overall landscape sensitivity to residential and mixed use development is judged to be moderate-high. There is little ability for the landscape to sustain development, due to the strong landscape intactness, landscape pattern, sense of place and rural character/perceived detachment from the settlement edge, and sense of tranquillity.</p> <p>Guidance:</p> <p>The site is unlikely to be suitable for residential or mixed use development in landscape terms, due to the small scale, strong sense of tranquillity, intactness, deeply rural character, and the sense of separation from settlement. Any development would need to maintain structural landscape features such as mature oak trees, and also preserve the level of integration and containment that surrounding woodland provides with relation to the settlement of Scalby. As such few if any development footprints are likely to be viable.</p>
S8: Scarborough North	<p>Overall landscape sensitivity of this area to residential development is judged to be moderate although this would be higher in the more open/exposed eastern extents due to the interface with the Heritage Coast and open coastal character/views to coastal landmarks such as the castle. This sensitivity judgement takes account of the simple, eroded landscape pattern, plus more sensitive elements such as visual character.</p> <p>Guidance:</p> <p>Any development should be confined to the southern and western parts of the site where it relates/integrates better with the existing settlement edge. The open character of the eastern part of the site should be conserved as far as possible to respect visual relationships with the coastline, coastal landmarks such as the castle, and the integrity of the Heritage Coast designation. Conserve and enhance the setting of the Tabular Hills Walk long distance path.</p>
W1: Whitby South East	<p>Overall landscape sensitivity of this area to residential and mixed use development is judged to be moderate-low. This is due to the level of visual containment in lower parts of the site and the simple and partly interrupted landscape pattern. Also important to this sensitivity judgement is the experiential landscape character and the effect of 'edge' influences and land uses. There are specific features of the site which are more sensitive, within this judgement, notably the ridge line and rolling landform, and the interface with the wooded tributary of the Esk Valley, plus the visual relationships with the abbey and coast.</p> <p>Guidance:</p> <p>Key principles are to conserve and reinforce the structural landscape framework to create a connected landscape and green infrastructure framework and an effective foil to any future development. Important features such as the ridge line and the physical and visual relationship to the wooded tributary of the Esk and the coast to the north, should be conserved as part of the landscape setting of the town and as parts of the</p>

Site	Overall sensitivity judgement, comment and guidance
	local green infrastructure network.
W2: High Stakesby West	<p>Overall landscape sensitivity to residential and mixed use development including employment is judged to be moderate-low, due to the simple, open landscape character and pattern, and the relationship to the existing settlement edge of High Stakesby and settlement 'edge' influences. However it is recognised that there are localised visual sensitivities within this overall judgement (western ridgeline) and this is reflected in the landscape guidance below.</p> <p>Guidance</p> <p>Any development should be located close to the edges of the settlement in order to contain development spread and maintain the definition between development and open countryside. Development should be contained where there is already a degree of topographical screening, avoiding breaching the raised, elevated ridgeline, expansive open areas, and close visual proximity to Sneaton Castle. Development should be reinforced by appropriate reconnection and restoration of the landscape structure framework, and create a positive, well-integrated settlement edge.</p>

Conclusions and recommendations

- 5.2 Of the ten sites assessed, two are considered particularly sensitive (sites S6 and S7, which have a moderate-high overall landscape sensitivity). This sensitivity relates mainly to intactness of landscape character, complexity and pattern. The ability of these sites to accept viable development without adverse impact on landscape character is limited, and it is suggested they should instead be conserved as part of the local green infrastructure network and settlement setting.
- 5.3 The other sites have a greater ability to accept development in landscape terms (moderate or moderate-low overall landscape sensitivity). However, careful development design would still be required to avoid landscape harm, referencing as a starting point, the guidance set out for each area above, and taking opportunities to enhance, restore and re-connect landscape features. The guidance for each area above also notes important landscape features or visual and functional relationships which should be conserved (e.g. coastal views, views to landmarks, gaps and sense of separation between settlements) and important features such as ridges and skylines.



Scarborough Landscape Sensitivity Study

Figure 5.1

Landscape Sensitivity Rating

- Scarborough Borough
- Study Area Boundary
- Landscape Sensitivity Rating**
- Moderate - High
- Moderate
- Low - Moderate

Map Scale @ A3: 1:90,000
 Inset Scale @ A3: 1:65,000



Appendices

Appendix 1: Field Survey Template

Field survey form: Landscape sensitivity study

Site location:

Character areas:

Date and time:

Weather:

Surveyors:

Residential/mixed use development:

Sense of openness and enclosure				
Lower sensitivity		←→	Higher sensitivity	
L	L-M	M	M-H	H
Comment:				

Pattern and complexity				
Lower sensitivity		←→	Higher sensitivity	
L	L-M	M	M-H	H
Comment:				

Experiential landscape character



L	L-M	M	M-H	H
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Comment:

Relationship to existing settlement edge and cultural pattern



L	L-M	M	M-H	H
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Comment:

Visual sensitivities and intervisibility



L	L-M	M	M-H	H
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Comment:

Overall landscape sensitivity to residential and mixed use development, and guidance/recommendations:



LUC