Appendix 1 Tier 1 and Tier 2 Settlements
Selby

Location and summary of landscape character

Summary of published landscape character

Selby is a Tier 1 Settlement according to Selby District Council, and is the largest settlement in the District.

The landscape surrounding the settlement of Selby can be categorised into **PLU Farmed Lowland and Valley Landscapes** according to the *North Yorkshire and York Landscape Characterisation Project (2011)*, and further refined into **LCT Levels Farmland, LCT River Floodplain** and **LCT Ouse Valley**.

The key characteristics of these LCTs include:

- Predominantly flat, low-lying landscape;
- A patchwork of large-scale, unenclosed arable fields;
- Flood meadows and flood plain landscape; and
- Industrial scale farm buildings.

The *Selby Landscape Character Assessment (2019)* places the Selby urban fringe landscape within the following Landscape Character Areas (LCA): **Sherburn Farmland** to the north; **Hambleton Sandstone Ridge** to the south-west; and **Haddlesey Farmland** to the south. The Sherburn Farmland LCA is characterised by flat, arable farmland with little tree cover or hedgerows. Key characteristics of the Hambleton Sandstone Ridge LCA include a distinctive low sandstone ridge with densely wooded hills and gently undulating low-lying arable farmland. The Haddlesey Farmland LCA is characterised by an open landscape of flat arable farmland.
Definition of landscape assessment parcels

Refinement of study area boundary and definition of assessment parcels

<table>
<thead>
<tr>
<th>Boundary of study area</th>
<th>River / canal corridors</th>
<th>Infrastructure corridors</th>
<th>Existing landscape feature</th>
<th>Alignment of minor road / PRoW</th>
<th>Adjoins adjacent study area / LPA</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>✔</td>
<td>Adjoins the boundary of Barlby study area and the River Ouse.</td>
</tr>
<tr>
<td>East</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td>The Selby Rail Line and the corridor of the River Ouse.</td>
</tr>
<tr>
<td>South</td>
<td></td>
<td></td>
<td>✔</td>
<td></td>
<td>✔</td>
<td>Adjoins the boundary of Brayton study area and the infrastructure corridor of the A63.</td>
</tr>
<tr>
<td>West</td>
<td></td>
<td></td>
<td></td>
<td>✔</td>
<td>✔</td>
<td>Delineated by a combination of field boundaries, sections of minor roads and tracks.</td>
</tr>
</tbody>
</table>

Definition of assessment parcels within Selby:

- **SE1: Selby Western Fringe**;
- **SE2: Selby A19 Corridor**; and
- **SE3: River Ouse Corridor**.

Land to the south and East of Selby has not been included within this assessment due to the constraints of the existing road network (A63) and the committed development at Olympia Park.

When viewing the assessment on Selby, reference should also be made to adjoining parcels at Brayton, BR1 and BR2 and nearby parcels at Barlby, BL1.
Landscape Assessment Parcel SE1: Selby Western Fringe

Character Description

Parcel SE1 Selby Western Fringe lies mainly in the 2019 Sherburn Farmland LCA. A small area in the south of the parcel north of the A1238 Leeds Road is located within the Hambleton Sandstone Ridge LCA. The landscape in this parcel is characterised by:

- Flat low-lying predominantly arable farmland with little tree cover or hedgerows.
- Large scale fields often defined by dikes or ditches and irregularly spaced isolated trees.
- Outside the main villages within the area, settlement is sparse with occasional isolated properties and farmsteads.
- Small intermittent areas of broadleaved woodland, including intermittent woodland belts.
- Predominantly rural character with a strong sense of openness, however with dominant industrial scale human elements to the west around Sherburn in Elmet.

Criteria

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<tr>
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</table>
| **Physical character**                        | • The majority of Parcel SE1 is flat and low-lying, exhibiting the typical characteristics of the LCA, particularly to the north around Cockret Dike and in the central area south of Flaxley Road.  
  • Fields are large scale, regular in size and mainly arable, with some pasture closer to settlement edges.  
  • Drainage ditches in replacement of hedgerows are clearly evident.  
  • There is localised variation in field boundary vegetation treatment, with more intact hedgerows located in fields around the A1238 Leeds Road.                                                                                                                                                                                                                       | L      |
| **Natural character**                         | • A small area of Deciduous Woodland as defined within the Priority Habitat Inventory is located north of Cross Hills Lane. Otherwise, the landscape is sparsely vegetated intensive farmland, confined to occasional hedgerow trees and surrounding farm steadings, and fragmented vegetation along the River Ouse and Selby Dam.                                                                                                                                       | L      |
| **Historic landscape character**             | • There is limited time-depth association within the Parcel due to the large-scale intensive arable farming practice which has resulted in an open and expansive landscape.  
  • There are three Grade II Listed properties located at Hempbridge Farm on Flaxley Road.  
  • At its nearest point, Selby Conservation Area is located approximately 70m east of the Parcel.                                                                                                                                                                                                                                                                  | L-M    |
| **Form, density, identity and setting of existing settlement/development** | • Parcel SE1 is large in scale encompassing a mix of scattered farms, caravan sites, sprawling settlement edge and ribbon housing development.  
  • Selby itself is an example of a more piecemeal settlement formation with dispersed boundaries. Expansion has mainly taken place along the main transport routes into the settlement.  
  • Edges to the settlement immediately bordering Parcel SE1 are predominantly softened by garden vegetation and an irregular built form, particularly evident around Hempbridge Road estate.                                                                                                                                                                           | L-M    |
| **Views and visual character including skylines** | • Due to the flat, low-lying nature of this Parcel, views are relatively widespread, contained only by local vegetation including small woodland blocks concentrated mainly around the settlement fringe.  
  • Views to the south west are focused on Brayton Barff wooded hill on the horizon which creates an element of long-scale containment within this expansive lowland landscape.                                                                                                                                                        | M-H    |
| Access and recreation | • There is a sparse network of public footpaths within the Parcel which provide local level recreational opportunities.  
• PROW 35.56/15/2 and PROW 35.56/18/1 transect the southern element of the site linking local walking routes.  
• PROW 35.56/21/1 crosses the northern section of the Parcel with strategic links onwards to the River Ouse, a Green / Blue Corridor linking into Selby Town Centre. |

| Perceptual and experiential qualities | • Vertical infrastructure elements such as telegraph poles disrupt middle-distance views and exert a human influence on an otherwise quite rural urban fringe landscape.  
• Roads within the parcel seem busy and traffic disrupts the tranquility of the area. |
Representative photographs

View from Wistow Road looking south west

Fragmented hedge rows particularly adjacent roads

View north from A1238 Leeds Road. Representative of the more undulating landscape of the Hambleton Sandstone Ridge LCA

Notes on any variations in landscape sensitivity

There will be some degree on variation in sensitivity with Flaxley Road less sensitive to carefully sited commercial and residential developments due to existing built form, vegetation cover and a greater degree of containment of local views.

Overall development guidelines

New housing is currently being developed north of Flaxley Road which may create a harder settlement edge with an absence of mature vegetation. The landscape within proximity to these locations will offer a lower level of sensitivity regarding 2-3 Storey Residential Housing than other parts of the Parcel.

There is evidence of larger scale, isolated farming infrastructure (barns and storage facilities) along some of the transport routes, in particular Sherburn Road and Flaxley Road. These developments are predominantly well-screened with mature vegetation. Carefully sited Commercial Development along these transport corridors could be consistent with the existing settlement form.
Landscape Assessment Parcel SE2: Selby A19 Corridor

Character Description

Parcel SE2 Selby South Farmland lies within **Haddlesey Farmland LCA**. The landscape in this parcel is characterised by:
- Flat arable farmland arranged in a patchwork of regularly shaped fields of a large scale, defined predominantly by field margin buffer zones, and occasional trees.
- Distinct lack of hedgerows, creating an vast sense of openness with long distance views and lack of enclosure.
- Very sparse settlement pattern, with few isolated properties.
- Areas of woodland distributed unevenly through landscape, with significant areas concentrated near Gateforth.

<table>
<thead>
<tr>
<th>Criteria</th>
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</tr>
</thead>
<tbody>
<tr>
<td><strong>Physical character (including topography and scale)</strong></td>
<td>• The landscape is influenced by predominantly flat, arable fields which are large in scale, rectilinear in shape with limited hedgerow boundaries. • A number of major corridors including the A19, the Selby-Leeds Railway Line, The East Coast Mainline Railway Line and the Selby Canal transect or adjoin the Parcel.</td>
<td>L</td>
</tr>
<tr>
<td><strong>Natural character</strong></td>
<td>• There are relatively few landscape designations to note within the Parcel. • A few blocks are located sporadically across the Parcel. One of these blocks, adjacent the East Coast Mainline Railway is designated Deciduous Woodland according to the Priority Habitat Inventory.</td>
<td>L</td>
</tr>
<tr>
<td><strong>Historic landscape character</strong></td>
<td>• Brayton Conservation Area is wholly located within the central part of Parcel SE2, east and west of the A19. • Other heritage assets include the Grade I Listed Church of St. Wilfred which with its spire is a prominent feature in the landscape. • There is some evidence of strip fields located in the landscape immediately surrounding the Church of St. Wilfred.</td>
<td>M-H</td>
</tr>
<tr>
<td><strong>Form, density, identity and setting of existing settlement/development</strong></td>
<td>• The existing Selby settlement fringe appears well integrated with the surrounding landscape with well vegetated, irregular built form creating 'softer' edges. • Settlement edge surrounding the parcel is predominantly post-war, low-density housing with large private gardens. • St. Mary’s Catholic Primary School, Selby Bowling Club, Brayton Community Centre and St. Wilfrid’s Church are key community assets in the local area.</td>
<td>M-H</td>
</tr>
<tr>
<td><strong>Views and visual character including skylines</strong></td>
<td>• The spire of the Church of St. Wilfrid’s in Brayton and the wooded hill of Brayton Barff form key sensitive landmarks in views from within the Parcel. • Localised views are restricted by existing built form and tree vegetation immediately surrounding the settlement fringes of Selby and Brayton.</td>
<td>M</td>
</tr>
<tr>
<td><strong>Access and recreation</strong></td>
<td>• Recreational opportunities, including PROW 35.12/9/1 and PROW 35.12/3/1 offer local level footpath access to the landscape. • Further access and recreation facilities are available in the form of playing fields to the west of Brayton Academy, and north of St. Wilfrid’s Church. The church yard itself and the grounds of Selby Bowling Club are also designated Open Space. • Other more regional recreational opportunities are evident within the land parcel including The Trans Pennine Trail Long Distance Footpath, and National Cycle Route 62 which both run north-south adjacent Selby Canal.</td>
<td>M</td>
</tr>
<tr>
<td><strong>Perceptual and experiential qualities</strong></td>
<td>• The Parcel generally exhibits a rural and tranquil character with limited human-scale intervention. However, sensitivity does reduce with proximity to the busy A19 road, the Selby-Leeds Railway Line and the East Coast Mainline Railway Line.</td>
<td>M</td>
</tr>
</tbody>
</table>
Representative photographs

Notes on any variations in landscape sensitivity

The landscape in and around the Brayton Conservation Area will offer a higher sensitivity to development than areas to the east and west although the Parcel as a whole enforces a strategic separation with Brayton.

Overall development guidelines

**2-3 Storey Residential Housing** would need to be carefully sited to respond positively to the pattern and character of neighbouring built form. Land to the west of Brayton Academy and Foxhill Lane may be less sensitive to such development due to the potential for replication of the adjacent settlement character.

There is generally an absence of **Commercial Development** within Parcel SE2, and therefore this landscape will be more sensitive to such development scenarios.

This parcel is a strategic gap between Selby and Brayton and as such represents a more sensitive landscape to development.
**Character Description**

Parcel SE3 lies within Sherburn Farmland LCA, with the Bank House Farm area located within Ouse Valley LCA. The landscape in this parcel is characterised by:
- Flat low-lying predominantly arable farmland with little tree cover or hedgerows.
- Large scale fields often defined by dikes or ditches and irregularly spaced isolated trees.
- Outside the main villages within the area, settlement is sparse with occasional isolated properties and farmsteads.
- Small intermittent areas of broadleaved woodland, including intermittent woodland belts.
- Significant number of settlements including villages, hamlets and the town of Selby, located along the course of the River Ouse.

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Description</th>
<th>Rating</th>
</tr>
</thead>
</table>
| Physical character (including topography and scale) | • Parcel SE3 is representative of the landscape characteristics typical for this LCA, including flat, low-lying floodplains with large scale heavily drained fields.  
• Within the central section of the Parcel, there is a clear lack of field boundary vegetation which reinforces a sense of openness and promotes expansive views.  
• At a local level in the eastern sector of the Parcel, there is more variation in the vegetation with mature trees to the rear of Wistow Road and along the B1223. | L |
| Natural character | • There are no biodiversity designations within Parcel SE3.  
• The intensive arable farming regime which typifies the landscape has resulted in the loss of enclosure and hedgerows in this landscape. Drains, dikes and ditches are common field boundary delineations. | L |
| Historic landscape character | • There are no heritage assets within Parcel SE3, and very little indication of time-depth due to the intensive arable land use.  
• A Grade II Listed Property is located on the B1223 approximately 25m from the boundary of the Parcel. | L |
| Form, density, identity and setting of existing settlement/development | • The settlement edge adjacent Parcel SE3 exhibits a varied and more direct relationship with the surrounding landscape with properties on Bondgate facing open fields beyond the extent of the road.  
• Urban character is mixed with some historic properties displaying the traditional local vernacular (pantiled roofs and mottled brick), mixed with more modern brick built post war housing towards settlement fringes. | M |
| Views and visual character including skylines | • The immediate landscape is dominated by views of the settlement edge which varies between well integrated at the northern end of Wistow Road, with harsher, more exposed edges around Coupland Road.  
• Far ranging views are afforded further from the restrictions of the settlement edge with key features such as Drax Power Station Chimneys and smoke plumes clearly visible on the skyline.  
• Views to the north and east are less developed, with a wooded backdrop to views from adjacent LCAs. | M |
| Access and recreation | • There are a few PROWs within the Parcel, namely in the northern area (PROW 35.56/17/1 and 35.56/11/1) within proximity to the Black Fen Drain and providing local recreational links to Wistow. | L |
| Perceptual and experiential qualities | • The northern and eastern parts of the Parcel provide a more rural and tranquil character, whilst land within the eastern quadrant is more influenced by adjacent industry on the eastern bank of the River Ouse, with a reduction in perceived naturalness. | L-M |
Representative photographs

Notes on any variations in landscape sensitivity

The landscape to the east and south of the Parcel is generally of lower sensitivity due to existing built form (Commercial and Residential).

Overall development guidelines

New housing developments have been recently constructed at Coupland Road, and exhibit a harder settlement edge with the adjacent landscape. Neighbouring / adjoining land will be less sensitive to 2-3 Storey Residential Housing which offers sympathetic urban form and appropriate design.

Any Commercial Development would need to take into account the current surrounding built form and identity to enable an appropriately sited development. Land in the eastern sector of the Parcel adjacent the River Ouse will have a better relationship with commercial built form on the opposite side of the River and would be less sensitive to such a development scenario.
<table>
<thead>
<tr>
<th></th>
<th>Assessment Parcel SE1</th>
<th>Assessment Parcel SE2</th>
<th>Assessment Parcel SE3</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-3 storey residential housing</td>
<td>L-M</td>
<td>M-H</td>
<td>L-M</td>
</tr>
<tr>
<td>Commercial</td>
<td>L-M</td>
<td>M-H</td>
<td>L-M</td>
</tr>
</tbody>
</table>

Few of the key characteristics and qualities of the landscape at both SE1 and SE3 are sensitive to change as a result of the introduction of both development scenarios, resulting in an overall low-moderate sensitivity judgement. Parcel SE2 includes Brayton Conservation Area and provides a strategic gap to prevent coalescence between the urban form of Selby and Brayton. The judgement for this Parcel is overall moderate-high sensitivity to the introduction of both development scenarios.
Sherburn in Elmet

Location and summary of landscape character

Summary of published landscape character

The settlement of Sherburn in Elmet lies within two Primary Landscape Units (PLUs): **Limestone Landscapes and Farmed Lowland** and **Valley Landscapes**, which fall into two Landscape Character Types (LCTs): **Magnesian Limestone Ridge** and **Levels Farmland** respectively, as defined within the *North Yorkshire and York Landscape Characterisation Project (2011)*. The Key Characteristics of these LCTs include a predominantly flat, low-lying landscape with a patchwork of large-scale arable fields.

The *Selby Landscape Character Assessment (2019)* places the Sherburn in Elmet urban fringe landscape within the following Landscape Character Areas: **West Selby Limestone Ridge** to the west and **Sherburn Farmland** to the east. The West Selby Limestone Ridge is located along the western boundary of the district. The majority of the landscape is a low ridge of Magnesian limestone with large scale rolling arable fields. The Sherburn Farmland LCA is located in the centre of the district, to the west of Selby, bounded by the River Ouse to the east and the West Selby Limestone Ridge to the west. The landscape is characterised by predominantly flat, low-lying arable farmland with little tree or hedgerow cover.
Definition of landscape assessment parcels

Refinement of study area boundary and definition of assessment parcels

<table>
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<tr>
<th>Boundary of study area</th>
<th>River / canal corridors</th>
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</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>The infrastructure corridor of the A162.</td>
</tr>
<tr>
<td>East</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>The infrastructure corridor of the A162.</td>
</tr>
<tr>
<td>South</td>
<td></td>
<td></td>
<td></td>
<td>✔</td>
<td></td>
<td>Adjoins the boundary of South Milford study area.</td>
</tr>
<tr>
<td>West</td>
<td>✔</td>
<td>✔</td>
<td></td>
<td></td>
<td></td>
<td>The lines of hedgerow field boundaries and a short section of the B1222 form the eastern study area boundary.</td>
</tr>
</tbody>
</table>

Definition of assessment parcels within Sherburn in Elmet:

- **SH1: Sherburn in Elmet Western Fringe**;
- **SH2: Land to the South of the A162; and**
- **SH3: Land to the West of the A162.**

Areas to the south of SH1 and SH3 are discussed in relation to South Milford, in Appendix 2.
Landscape Assessment Parcel SH1: Sherburn in Elmet Western Fringe

**Character Description**

Parcel SH1 Sherburn in Elmet Western Fringe lies wholly within the **West Selby Limestone Ridge** landscape character area. This landscape is characterised by:

- Low ridge of magnesian limestone with large scale rolling arable farmland.
- Irregularly shaped, large scale arable fields, defined by hedgerows and field margin buffers with intermittent hedgerow trees, or occasionally dikes and ditches.
- Strong presence of large areas of calcareous woodland to the west of the character area, providing a sense of semi-enclosure.
- Major transport links dissect this landscape, including the main trunk roads A1, A63, and A64, and railway lines.
- Mineral sites for limestone extraction are recurrent.

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Description</th>
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</tr>
</thead>
</table>
| **Physical character (including topography and scale)** | - Parcel SH1 exhibits the varied topography of this character area, particularly to the west, creating a large-scale rolling landscape rising from low-lying and flat land to the east.  
- Fields tend to be arable, large-scale and irregular in shape. They are often defined by low, fragmented hedgerows which promote a sense of openness, particularly to the north and south of the Parcel. | L-M |
| **Natural character** | - The Parcel lies within the Locally Important Landscape Area (LILIA) as defined by Selby District Council.  
- The majority of Parcel SH1 also lies within the designated Green Belt for the area, with the exception of small fields west of Garden Lane.  
- Sherburn Willows SSSI is located immediately adjoining the south western boundary of Parcel SH1 adjacent Mill Dike. | M-H |
| **Historic landscape character** | - There is a sense of time-depth across this landscape with prominent historic features such as Grade I Listed All Saints’ Church.  
- The Site of King Athelstan’s Palace, a Scheduled Ancient Monument is located centrally within the Parcel, north of All Saints’ Church. | M-H |
| **Form, density, identity and setting of existing settlement/development** | - Sherburn in Elmet is a relatively contained, nucleated settlement. Wooded edges, mature garden vegetation and uneven settlement edges create higher levels of sensitivity within Parcel SH1. | M |
| **Views and visual character including skylines** | - Views outwards to the west are contained by land rising to approximately 50m AOD.  
- Mature vegetation adjacent main roads (Finkle Hill) and along field boundaries restrict local level views, particularly to the south.  
- Human influence is evident in views towards wind turbines, and the outline of All Saints Church on the elevated skyline can be seen from most of the northern part of this Parcel.  
- The low hills provide an undeveloped backdrop to the settlement in longer views from the east. | M |
| **Access and recreation** | - Recreational opportunities are offered at a local level within Parcel SH1. Public Rights of Way are located within the central quadrant of the Parcel. PROW 35.57/8/1, PROW 35.57/9/1, PROW 35.57/4/1 link walking routes east-west and north-south through the landscape. Bridleway 35.57/10/1 runs through the southern part of the Parcel.  
- The grounds of All Saints’ Church are designated Open Greenspace in Selby District Core Strategy. | L-M |
| **Perceptual and experiential qualities** | - The Parcel has a strong rural feel which creates a sense of tranquillity. This is reduced towards settlement edges by busy main roads and commercial / light industrial activity which exerts an audible interruption. These would potentially be more suitable locations for small-scale Commercial Development. | M |
Representative photographs

Notes on any variations in landscape sensitivity

Landscape sensitivity on infill land to the south and north of Sherburn High School, reflecting the nucleated settlement form, will be of locally reduced sensitivity to development scenarios.

Overall development guidelines

Wooded edges, mature garden vegetation and uneven settlement edges create higher levels of sensitivity within Parcel SH1.

Commercial activity is currently evident near Sherburn High School (New Lane), and sensitivity to Commercial Development near this location would be lower than elsewhere within the Parcel which is predominantly post-war social and private housing.

Parcel SH1 would be of lower sensitivity to 2-3 Storey Residential Housing than Commercial Development, largely due to the character of the existing built form.
### Character Description

Parcel SH2 Land to the South of the A162 lies wholly within the Sherburn Farmland landscape character area. This landscape is characterised by:

- Flat low-lying predominantly arable farmland with little tree cover or hedgerows.
- Large scale fields often defined by dikes or ditches and irregularly spaced isolated trees.
- Outside the main villages within the area, settlement is sparse with occasional isolated properties and farmsteads.
- Small intermittent areas of broadleaved woodland, including intermittent woodland belts.
- Predominantly rural character with a strong sense of openness, however with dominant industrial scale human elements to the west around Sherburn in Elmet.

### Criteria

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<tr>
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</thead>
</table>
| **Physical character (including topography and scale)** | - Parcel SH2 exhibits the typical flat, low lying arable farmland characteristic of this area.  
  - Fields are generally large scale, rectilinear although boundary vegetation is more mature and intact than elsewhere within the character area, particularly along transport routes including the A162 and Finkle Hill.                                                                                     | L      |
| **Natural character** | - A northern section of the Parcel, located south of the A162 roundabout is designated Green Belt.  
  - A Traditional Orchard as defined within the Priority Habitat Inventory is located in the south, west of the A162.  
  - Vegetation is constrained to transport corridor planting and small tracts along field boundaries.                                                                                                       | M      |
| **Historic landscape character** | - There are no historic designations within proximity of the Parcel.  
  - A Grade II Listed Building is located approximately 350m south in the village centre.                                                                                                                       | L      |
| **Form, density, identity and setting of existing settlement/development** | - There are a few isolated farmsteads within Parcel SH2, predominantly along Finkle Hill.  
  - New housing is currently being developed in land north of Pinfold Garth, which extends the settlement in a nucleated form.                                                                                                     | L-M    |
| **Views and visual character including skylines** | - Views to the east are far-ranging due to the low-lying topography, with views to the low limestone hills to the west.  
  - Views to the east are influenced by the industrial buildings associated with the British Gypsum works on Fenton Lane and parts of Sherburn Enterprise Park, visible on the horizon.  
  - The movement of vehicles along the A162 and construction traffic to and within the housing development site near Pinfold Garth are temporary visual influences.                                             | M      |
| **Access and recreation** | - There is a small network of local level PROWs within the central part of the Parcel. PROW 35.57/3/1 links Finkle Hill with the southern extents of Sherburn and PROW 35.57/2/2 links the settlement to Sherburn Common.  
  - Two playing fields are also located within the Parcel, one accessed of Finkle Hill and is part of Sherburn White Rose Football Club facilities and one to the south of the A162 accessed from Ellarfield Lane. | L      |
| **Perceptual and experiential qualities** | - There are significant audible and visual human influences within the Parcel which significantly reduce the rurality and decrease sensitivity to both residential and commercial development.                                                          | L-M    |
Representative photographs

Notes on any variations in landscape sensitivity

Land around Hodgson’s Lane, part of which is currently being developed, may exhibit lower sensitivity to change than more exposed parts of the Parcel to the north and east.

Overall development guidelines

The adjacent built form, a mixture of post war social and private housing, often exhibits a hard edge with little landscape integration. This would include the landscape adjacent Hodgson’s Lane. Such locations would be of reduced sensitivity to 2-3 Storey Residential Housing development. Parcel SH2 would be of higher sensitivity to Commercial Development due to the nature and relationship of the surrounding built form, being more elevated with open views.
Landscape Assessment Parcel SH3: Land to the West of the A162

Character Description

Parcel SH3 Land to the West of the A162 lies wholly within the Sherburn Farmland landscape character area. This landscape is characterised by:

- Flat low-lying predominantly arable farmland with little tree cover or hedgerows.
- Large scale fields often defined by dikes or ditches and irregularly spaced isolated trees.
- Outside the main villages within the area, settlement is sparse with occasional isolated properties and farmsteads.
- Small intermittent areas of broadleaved woodland, including intermittent woodland belts.
- Predominantly rural character with a strong sense of openness, however with dominant industrial scale human elements to the west around Sherburn in Elmet.

Criteria

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<thead>
<tr>
<th>Criteria</th>
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<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Physical character (including topography and scale)</td>
<td>• A predominantly flat, very low-lying landscape with an average elevation of less than 10m AOD. • Large scale, intensively farmed fields are typical of this character area. Drainage ditches act as boundaries and there is an evident lack of field-side vegetation.</td>
<td>L</td>
</tr>
<tr>
<td>Natural character</td>
<td>• The small section of land within the Parcel to the west of Milford Road is designated a Locally Important Landscape Area (LILA) according to Selby District Council Core Strategy. Part of this Parcel is also designated Green Belt. • Bond Ings on the eastern boundary of the Parcel is a Candidate SINC, identified for the importance of its semi-natural / calcareous grassland. • Fields are largely unenclosed and vegetation is sparse, limited to occasional mature trees along the A162 or Milford Road.</td>
<td>M</td>
</tr>
<tr>
<td>Historic landscape character</td>
<td>• There are no historic landscape designations within or near Parcel SH3, and little evidence of heritage assets.</td>
<td>L</td>
</tr>
<tr>
<td>Form, density, identity and setting of existing settlement/development</td>
<td>• Built form within the Parcel is limited to agricultural infrastructure at Home Farm Grange. • The landscape provides an undeveloped setting to residential properties at the south eastern extent of Sherburn in Elmet. • The surrounding residential character is predominantly 1950s brick-built properties, although there is a large new-build estate under construction on Low Street north of the Parcel which will exhibit a stark association with the surrounding landscape.</td>
<td>M</td>
</tr>
<tr>
<td>Views and visual character including skylines</td>
<td>• Views west from the Parcel are limited by a gentle rise in topography. Properties at the top of this elevated ridge at Highfield Villas experience panoramic views east across the Parcel. • Industrial units at Sherburn Enterprise Park, chimneys and smoke plumes at the Gypsum Works on Fenton Lane are clearly visible in the middle distance with views stretching towards raised land east of Wood Mine. • There is very little localised vegetation to contain views.</td>
<td>M</td>
</tr>
<tr>
<td>Access and recreation</td>
<td>• The Parcel has very limited recreational assets. PROW 35.57/32/3 traverses east-west in the northern part of Parcel SH3.</td>
<td>L</td>
</tr>
<tr>
<td>Perceptual and experiential qualities</td>
<td>• Busy commuter roads and the clear human influence from the nearby industrial developments reduce landscape sensitivity in this Parcel.</td>
<td>L-M</td>
</tr>
</tbody>
</table>
Representative photographs

View from Milford Road looking west

Intensive agricultural production evident

Notes on any variations in landscape sensitivity

Landscape sensitivity is relatively consistent across the Parcel, although land to the south adjacent Milford Road assists in the maintenance of a strategic gap between the settlements of Sherburn in Elmet and South Milford, and would be of higher sensitivity.

Overall development guidelines

The surrounding residential character is predominantly 1950s brick-built properties, although there is a large new-build estate under construction on Low Street north of the Parcel which will exhibit a stark association with the surrounding landscape. **2-3 Storey Residential Housing** would be less sensitive within proximity of Milford Road, continuing the nucleated form and existing density of development.

The parcel may be perceived to contribute to the creation of a strategic gap between Sherburn in Elmet and South Milford, particularly in the south, but this would be more applicable to the Parcels immediately adjoining, including SM2.

The landscape is more sensitive to **Commercial Development** due to the scale and general pattern of Sherburn in Elmet.
Few of the key characteristics and qualities of the landscape in SH2 are sensitive to change as a result of the introduction of a residential development scenario, resulting in an overall low-moderate sensitivity judgement. Sensitivity to commercial development was assessed to be higher at moderate sensitivity due to the scale and general pattern of the current built form. SH3 was assessed as a more sensitive landscape, particularly to a Commercial Development scenario due to the contribution this Parcel plays in the creation of a strategic gap between Sherburn in Elmet and South Milford. The landscape and visual qualities in Parcel SH1, including the presence of the Locally Important Landscape Area and Green Belt contribute to a higher degree of landscape sensitivity, but this is reduced locally by the presence of existing industry and commercial development.

<table>
<thead>
<tr>
<th>Overall assessment of landscape sensitivity to development scenarios</th>
</tr>
</thead>
<tbody>
<tr>
<td>Assessment Parcel SH1</td>
</tr>
<tr>
<td>2-3 storey residential housing</td>
</tr>
<tr>
<td>Commercial</td>
</tr>
</tbody>
</table>
The settlement of Tadcaster lies within Primary Landscape Unit (PLU) and Landscape Character Type (LCT) Urban Landscapes, as defined within the North Yorkshire and York Landscape Characterisation Project (2011). The Key Characteristics of this LCT include a mixture of settlement size and pattern often containing a historic core which encompasses a pattern of historic buildings and streetscapes displaying a vernacular tradition of local building materials.

The landscape surrounding the settlement of Tadcaster can be categorised into PLU Limestone Landscapes and PLU Farmed Lowland and Valley Landscapes according to the 2011 Study, and further refined into LCT Magnesian Limestone Ridge, LCT River Floodplain and LCT Vale Farmland with Plantation Woodland and Heathland. The key characteristics of these LCT’s relevant to the study areas include:

- Gently rolling landform
- Large scale arable fields dominate the landscape
- Flood meadows
• Low-lying predominantly with a strong sense of openness

The Selby Landscape Character Assessment (2019) places the Tadcaster Urban fringe landscape within the following Landscape Character Areas: **York Fringe West; Wharfe Valley and West Selby Limestone Ridge.** The York Fringe West LCA is located in the north-western part of the District, bounded by the River Wharfe to the south and the Ouse to the east. It is characterised by flat, gently undulating farmland with scattered woodland and a strong sense of openness. The Wharfe Valley LCA is an elongated, linear area bound by Tadcaster in the north-west and the confluence of the River Wharfe and Ouse to the south east. Key characteristics in this landscape include a flat floodplain with a well-vegetated river corridor. The West Selby Limestone Ridge is located along the western boundary of the district. The majority of the landscape is a low ridge of Magnesian limestone with large scale rolling arable fields.

**Definition of landscape assessment parcels**

<table>
<thead>
<tr>
<th>Boundary of study area</th>
<th>River / canal corridors</th>
<th>Infrastructure corridors</th>
<th>Existing landscape feature</th>
<th>Alignment of minor road / PRoW</th>
<th>Adjoins adjacent study area / LPA</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>✓</td>
<td></td>
<td>✓</td>
<td>✓</td>
<td></td>
<td>The combination of a section of the River Wharfe, field boundaries and road corridors.</td>
</tr>
<tr>
<td>East</td>
<td></td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td>The infrastructure corridor of the A64.</td>
</tr>
<tr>
<td>South</td>
<td></td>
<td></td>
<td>✓</td>
<td></td>
<td></td>
<td>The infrastructure corridor of the A64.</td>
</tr>
<tr>
<td>West</td>
<td>✓</td>
<td></td>
<td>✓</td>
<td>✓</td>
<td></td>
<td>The combination of a section of the River Wharfe, field boundaries and road corridors.</td>
</tr>
</tbody>
</table>

**Definition of assessment parcels within Tadcaster:**
- **TA1** Tadcaster Western Fringe;
- **TA2**: River Wharfe Corridor;
- **TA3**: Tadcaster Eastern Fringe; and
- **TA4**: Land to the North of the A64.
Landscape Assessment Parcel TA1: Tadcaster Western Fringe

Character Description

Parcel TA1 Tadcaster Western Fringe lies wholly within the 2019 LCA West Selby Limestone Ridge. This landscape is characterised by:

- Low ridge of magnesian limestone with large scale rolling arable farmland.
- Irregularly shaped, large scale arable fields, defined by hedgerows and field margin buffers with intermittent hedgerow trees, or occasionally dikes and ditches.
- Strong presence of large areas of calcareous woodland to the west of the character area, providing a sense of semi-enclosure.
- Major transport links dissect this landscape, including the main trunk roads A1, A63, and A64, and railway lines.
- Mineral sites for limestone extraction are recurrent.
- Sparse settlement pattern outside the town of Tadcaster and small villages, with few isolated properties and farmsteads.

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Description</th>
<th>Rating</th>
</tr>
</thead>
</table>
| **Physical character (including topography and scale)** | - The parcel is characterised by gently undulating arable fields which are generally large-scale and irregular. There is some variation in the southern sector of the parcel, south of Garnet Lane where fields are smaller and more regular.  
- Forested areas and calcareous woodland blocks are located on the limestone ridge.  
- Parkland is a common feature around Tadcaster and particularly dominant within this assessment parcel. Grazing pasture punctuated with mature specimen trees breaks up the arable landscape north of the A569 Leeds Road. | L-M    |
| **Natural character**                         | - Irregular medium to large scale fields are predominantly defined by low, fragmented hedgerows or occasional ditches, which promote a sense of openness.  
- Small, scattered blocks of woodland are concentrated within the northern part of Parcel TA1, two of which are identified as Deciduous Woodland within the Priority Habitat Inventory  
- The parcel lies wholly within a Locally Important Landscape Area (LILA) as defined by Selby District Council.  
- The landscape to the west of Tadcaster is also designated Green Belt according to the Selby District Core Strategy. Parcel TA1 lies almost completely within this designation. The exceptions are small fields west of Kelcbar Way and west of Inholmes Lane | M      |
| **Historic landscape character**             | - There are no historic landscape designations within proximity to the parcel.  
- A Grade II Listed Milestone marker is located on the A659 Leeds Road, approximately 50m west of the site boundary | L      |
| **Form, density, identity and setting of existing settlement/development** | - The parcel remains largely undeveloped with a combination of large scattered farmsteads and stately homes comprising the main urban form.  
- Adjacent post-war built form is largely contained by road infrastructure including Garnet Lane and Station Road, although more modern infill housing is evident at Cedar Drive (drawing on the limestone vernacular) and small social housing estates north of Tower Brewery. | M      |
| **Views and visual character including**     | - The topography around the A659 Leeds Road promotes a sense of openness ad long ranging views across part of the landscape into the surrounding lowland areas.  
- Views north are often contained by the undulating landform and localised dense hedgerows which limits visibility. | M      |
| **skylines** | • A stronger sense of enclosure is experienced in the landscape between the A659 Wetherby Road and the A659 Leeds Road.  
• Woodland on the upper slopes of the limestone ridge is clearly evident on the skyline from the land within the parcel south of the A659 Leeds Road.  
• Chimneys and infrastructure from the Breweries in Tadcaster town centre are evident on the skyline from the northern part of the parcel. |
| **Access and recreation** | • Recreation facilities including footpaths and bridleways are extremely limited within this land parcel. PROW 35.64/14/2 links the River Wharfe with the north west of Tadcaster and Bridleway 35.64/15/1 skirts the western boundary joining settlements to the west with the River Wharfe Corridor. |
| **Perceptual and experiential qualities** | • A strong rural and tranquil character is evident within the land parcel, particularly away from the busy A659 trunk roads. There is a sense of enclosure created by the rolling landform and mature tree cover which restricts local views |
Representative photographs

Notes on any variations in landscape sensitivity

The landscape in and around the pockets of woodland, particularly those designated as Deciduous Woodland as defined within the Priority Habitats Inventory will be more sensitive than elsewhere. Land within the lower lying valley floor south of the A659 offers high inter-visibility with the landscape directly to the west and to the urban fringes of Selby to the east.

Overall development guidelines

Parcel TA1 contributes towards the setting of the settlement with views both into and out of Tadcaster and urban fringe with well vegetated edges such as Garnet Lane which integrate built form into the landscape. Landscape sensitivity to 2-3 Storey Residential Development would be higher in these localities.

There are some areas to the north of the parcel where existing Commercial built form such as Tower Brewery on A659, lessens the landscape sensitivity to Commercial Development.
Landscape Assessment Parcel TA2: River Wharfe Corridor

**Character Description**

Parcel TA2 River Wharfe Corridor lies wholly within the 2019 LCA West Selby Limestone Ridge. This landscape is characterised by:

- Low ridge of magnesian limestone with large scale rolling arable farmland.
- Irregularly shaped, large scale arable fields, defined by hedgerows and field margin buffers with intermittent hedgerow trees, or occasionally dikes and ditches.
- Strong presence of large areas of calcareous woodland to the west of the character area, providing a sense of semi-enclosure.
- Major transport links dissect this landscape, including the main trunk roads A1, A63, and A64, and railway lines.
- Mineral sites for limestone extraction are recurrent.
- Sparse settlement pattern outside the town of Tadcaster and small villages, with few isolated properties and farmsteads.

**Criteria**

<table>
<thead>
<tr>
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</table>
| **Physical character** (including topography and scale) | - Land adjacent the A659 Wetherby Road is slightly elevated at approximately 35m AOD, and falls gently through the floodplain of the River Wharfe to the east.  
  - Fields are relatively large and open, characterised by striking mature specimen trees and gappy hedgerows.  
  - The well-vegetated corridor of the River Wharfe is a prominent feature from elevated views.                                                                 | L-M    |
| **Natural character**                               | - Apart from a small section to the east of the River Wharfe adjacent Mill Lane, the entirety of Parcel TA2 is designated a Locally Important Landscape Area (LILA).  
  - All of the land to the south west of the River Wharfe is located within designated Green Belt. The fields between the River Wharfe and Wighill Lane are outwith this boundary.  
  - The site of a Motte and Bailey Castle, situated west of the River Wharfe, comprises floodplain grazing marsh according to the Priority Habitat Inventory. The Inventory also defines two areas of Deciduous Woodland within the land parcel, one adjacent Tadcaster Railway Viaduct, and one to the south of the Castle site.  
  - Vegetation along the River Wharfe Corridor is mixed deciduous and provides a green corridor through the landscape.                                                                 | M      |
| **Historic landscape character**                    | - The parcel includes a small section of Tadcaster Conservation Area at the site of the Castle and land west of the River Wharfe.  
  - The Castle is also a Scheduled Ancient Monument and is to the north of the Grade II* Listed Church of St. Mary. The 15th Century Parish Church also has a Grade II Listed Sundial in the grounds                                                                 | M      |
| **Form, density, identity and setting of existing settlement/development** | - Urban edges are predominantly softened by vegetation and well integrated, particularly around the school and the viaduct.  
  - Parcel TA2 contributes towards open views into the River Wharfe Corridor and towards the Railway Viaduct meaning that development in this area would alter the urban-rural setting.                                                                 | M      |
| **Views and visual character including skylines**   | - Views towards the River Wharfe are extensive across the flood plain, and there is intervisibility from both the A659 and the settlement edge around Kelcbar Close.  
  - Key features of historic and natural heritage such as the Railway viaduct and River Wharfe Corridor are evident in views from adjacent roads and settlement edge.  
  - Views to the north east are contained by rising land near Bilbrough which frames the horizon.                                                                 | M-H    |
| Access and recreation                  | • Due to the proximity of the River Wharfe, Parcel TA2 is interspersed with local level recreation routes including PROW 35.64/1/2, PROW 35.64/25/1 and PROW 35.64/28/1.  
|                                      | • Open greenspace is identified within the parcel in the grounds of the Church of St. Mary’s and in sites which directly border the parcel including community allotments to the rear of Wharfedale Crescent and Tadcaster Community Swimming Pool off the A659 Station Road. |
| Perceptual and experiential qualities  | • Apart from the relatively busy A659, the landscape appears rural and tranquil. The river corridor links this character area with surrounding areas and there is relatively strong inter-visibility with adjacent LCAs. |
Representative photographs

Notes on any variations in landscape sensitivity

Landscape sensitivity will be higher within proximity to areas of landscape and historic designations where development may affect the landscape setting of such features.

Overall development guidelines

There are very few residential dwellings within Parcel TA2. Isolated large-scale farmsteads, large private dwellings and light industrial buildings are located within the floodplain both north and south of the River Wharfe and therefore **2-3 Storey Residential Housing** would need to be carefully designed and sited in order to relate to the existing settlement pattern.

The A659 is a busy road corridor into Selby, and the sensitivity of the landscape would be lower for well-sited **Commercial Development** to compliment the nucleated built form, for example adjacent Riverside Community Primary School.
Landscape Assessment Parcel TA3: Tadcaster Eastern Fringe

**Character Description**

Parcel TA3 Tadcaster Eastern Fringe lies wholly within the 2019 [LCA York Fringe West](#). This landscape is characterised by:

- Flat and gently undulating low-lying farmland, with areas of woodland scattered throughout the landscape.
- Predominantly arable farmland with a medium-large scale field pattern, defined by mature hedgerows with frequent mature hedgerow trees.
- Scattered settlement pattern with nucleated villages and farmsteads dispersed throughout the landscape.
- Flat and low-lying nature of the landform nature creates a strong sense of openness, with a strong rural character, with limited built development outside of the main villages of Healaugh, Bilbrough, Bolton Percy and Appleton Roebuck.

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Description</th>
<th>Rating</th>
</tr>
</thead>
</table>
| **Physical character (including topography and scale)** | • A patchwork of low-lying predominantly arable fields often bounded by mature hedgerows and interspersed with blocks of regular-shaped mixed and coniferous plantation woodlands.  
• The well vegetated trunk-road corridors of the A64 and A569 bisect the parcel.  
• The high quality fertile soils allow agricultural practice to dominate the landscape with large, mainly open arable farmland. Fields are large and regular in shape with mature, dense hedgerows which limit visibility from the roadside. | L |
| **Natural character** | • Brickyard Pond east of Wighill Lane is a Ratified SINC, and also an identified as Lowland Fens and Deciduous Woodland according to the Priority Habitat Inventory published by Natural England. | L-M |
| **Historic landscape character** | • There are no historic designations within or near Parcel TA3.  
• Part of the route of the A659 York Road is a remnant Roman Road.  
• A Grade II Listed Property (Fircroft) is located 100m west of the parcel boundary, west of Wighill Lane. | L |
| **Form, density, identity and setting of existing settlement/development** | • The Parcel has limited built form, other than limited residential and commercial linear development along the A659. | L-M |
| **Views and visual character including skylines** | • There are generally no distinct landmarks visible on the skyline. Skylines are dominated by wooded blocks.  
• Adjacent the A659 York Road, field hedgerows and roadside vegetation contain local views. | L-M |
| **Access and recreation** | • There is evidence of local level recreational activity within the land parcel including PROW 36.64/10/1 which runs north-south and Bridleway 35.64/27/1 which links Healaugh Priory with Tadcaster.  
• National Cycle Route 665 skirts the southern fringe of the land parcel along the A64. | L-M |
| **Perceptual and experiential qualities** | • Parts of this parcel still retain a strongly rural character, although this is reduced with proximity to the A64 and commercial units adjacent the A659. | L-M |
Notes on any variations in landscape sensitivity

The landscape to the east of Wighill Lane is more open and rural in character offering a higher degree of landscape sensitivity to areas adjacent the A659 York Road.

Overall development guidelines

The Parcel contains some isolated farmsteads at Broadfields Farm to the north and adjacent the A659 off Little Catterton Lane alongside commercial properties (car show rooms). The landscape in this area would be of lower sensitivity to accommodate Commercial Development than areas within the north and west of the Parcel.

The landscape around the A659 York Road is fragmented and dispersed and future 2-3 Storey Residential development could be sited within this less sensitive landscape to infill gaps and create a positive relationship with existing built form.
# Landscape Assessment Parcel TA4: Land to the North of the A64

## Character Description

Parcel TA4 Land to the north of the A64 lies mainly within the 2019 *LCA Wharfe Valley*. This landscape is characterised by:
- Flat, low-lying floodplains to the north and south of the meandering River Wharfe.
- Relatively narrow floodplain which widens further upstream and towards the mouth.
- High river banks are frequently densely vegetated with trees, shrub and natural grassland, largely isolating the river from view.
- Complex and irregular field pattern, defined by hedgerows used for pasture and hay baling.
- Small areas of woodland are concentrated to the north-west
- Villages of Kirkby Wharfe, Ulleskelf and Ryther located alongside the river.

The exception to the above characterisation is a small tract of land isolated within the A64 / A162 interchange which is located within the 2019 LCA West Selby Limestone Ridge.

## Criteria

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Description</th>
<th>Rating</th>
</tr>
</thead>
</table>
| **Physical character (including topography and scale)** | - A flat, low-lying river corridor landscape contained at this scale by mature urban fringe and roadside vegetation.  
- The ‘Ings’ – flood meadows maintained by traditional hay making activities and part-owned / used by Tadcaster Albion Association Football Club as extended playing facilities.  
- The landscape pattern comprises a mixture of flood meadows, neutral grasslands and floodplain mires with some pony paddocks.  
- Fields are shaped by the River Wharfe and contained by the A64. | L-M |
| **Natural character** | - The land parcel is located within the Locally Important Landscape Area as defined by Selby District Council, apart from a small section in the northern quadrant which is currently used as a formal sports pitch by Tadcaster Albion Association Football Club.  
- There are no other landscape designations within the area apart from the small tract of land isolated within the A64 / A162 interchange which is designated Deciduous Woodland within the Priority Habitat Inventory. | L-M |
| **Historic landscape character** | - There are no historic designations within proximity to the Parcel.  
- Tadcaster Conservation Area and a number of Listed Buildings are located within the historic core of the town approximately 40m north of the boundary of the Parcel. | L |
| **Form, density, identity and setting of existing settlement/development** | - Willow Farm and ancillary buildings relating to Tadcaster Albion AFC are the only built form located within Parcel TA4.  
- The existing settlement edge is mainly diffused by mature vegetation and the surrounding landscape character contributes to the identity and setting for the southern fringe of Tadcaster. | L-M |
| **Views and visual character including skylines** | - Much of the landscape is visually contained and enclosed by the presence of mature vegetation and tree belts along roads, the river banks and some field boundaries.  
- The chimneys and infrastructure associated with the Breweries are local landmarks in Tadcaster and are prominent on the skyline.  
- There is a high level of intervisibility between the Parcel and the A64. | M |
| **Access and recreation** | - There are several local level recreational facilities located within the northern sector of the Parcel, including PROW 35.64/2/2 and 35.64/16/2 which run adjacent the River Wharfe and PROW 35.64/3/1 which cuts across Tadcaster Ings.  
- A playing field / sports pitch owned by Tadcaster Albion AFC is also situated within the north of the Parcel, adjacent the River Wharfe. | L-M |
| **Perceptual and experiential qualities** | - The urban influence of Tadcaster, in particular the breweries and the busy A64, exert a visual and audible influence in the landscape.  
- There is a strong urban-fringe feel to the area which is characterised by recreational / sports activities and equestrian pasture. | L |
Representative photographs

Notes on any variations in landscape sensitivity

Landscape sensitivity will be relatively consistent within Parcel TA4.

Overall development guidelines

Tadcaster Breweries are the most influential buildings adjacent the site with significant infrastructure including chimneys and processing plant clearly evident above the tree line from most of the parcel. Brewery infrastructure is important to the identity of Tadcaster as a brewing town. Further sensitively sited Commercial Development would be in keeping with the current built form.

2-3 Storey Residential Housing would be at odds with the surrounding built character which is commercial.
Overall assessment of landscape sensitivity to development scenarios

<table>
<thead>
<tr>
<th></th>
<th>Assessment Parcel TA1</th>
<th>Assessment Parcel TA2</th>
<th>Assessment Parcel TA3</th>
<th>Assessment Parcel TA4</th>
</tr>
</thead>
<tbody>
<tr>
<td>2-3 storey residential housing</td>
<td>M</td>
<td>M</td>
<td>L-M</td>
<td>M</td>
</tr>
<tr>
<td>Commercial</td>
<td>M</td>
<td>M-H</td>
<td>L-M</td>
<td>L-M</td>
</tr>
</tbody>
</table>

Few of the key characteristics and qualities of the landscape in TA3 are sensitive to change as a result of the introduction of a residential or commercial development scenario, resulting in an **overall low-moderate sensitivity** judgement. Sensitivity in Parcels TA1, TA2 and TA4 was assessed to be higher at moderate sensitivity, predominantly due to the type and scale of existing built form, alongside designations such as the Locally Important Landscape Area and Green Belt. TA3 was assessed as **overall low-moderate sensitivity** particularly along the A659 corridor where landscape characteristics are less sensitive to change. The landscape and visual qualities in Parcel TA2 were more sensitive to a Commercial Development scenario due to the extensive views and presence of key sensitivities including the River Wharfe Corridor and Railway viaduct.