

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

Addendum to Landscape Sensitivity Study  
(North West Middle Deepdale)

Final report  
Prepared by LUC

January 2014

# North West Middle Deepdale

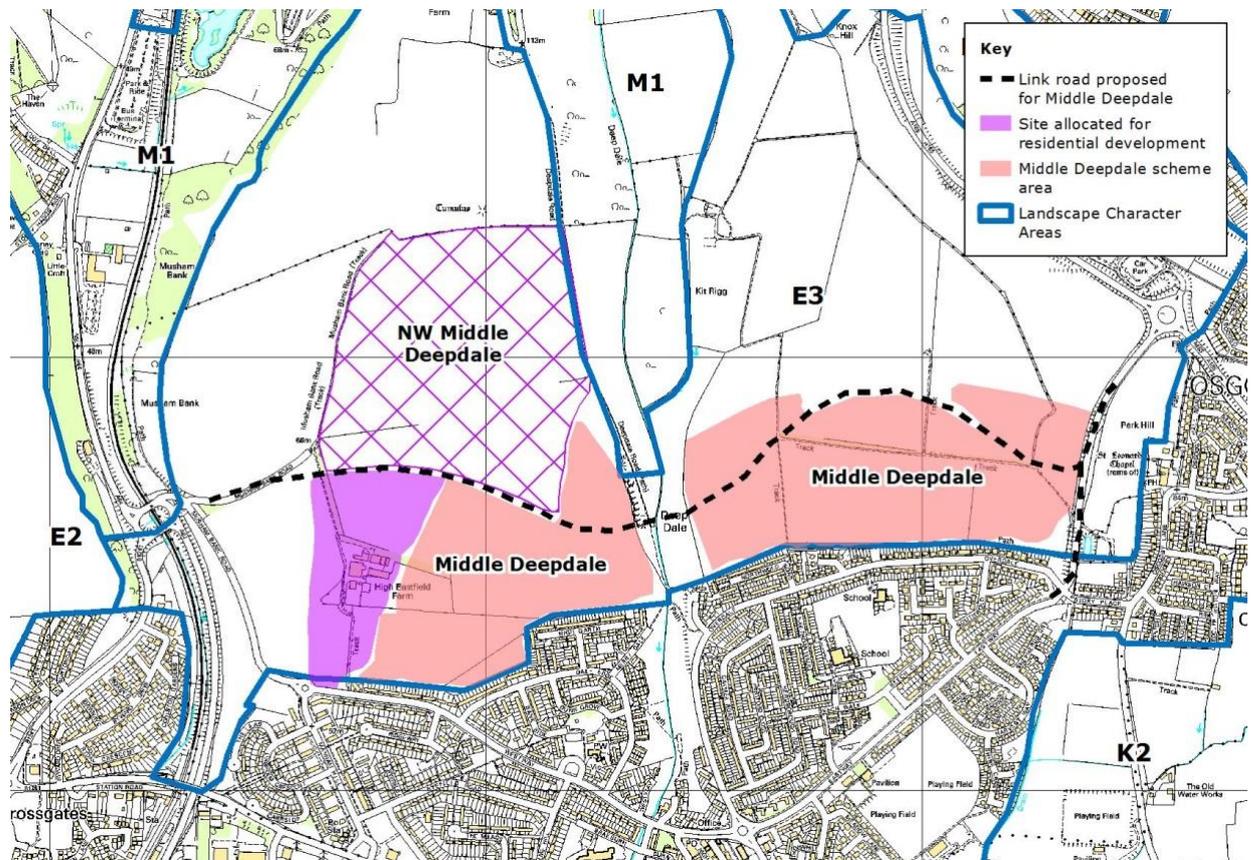
## Location and landscape character context

This site (31 ha approx) represents part of the borough landscape character area E3: Eastfield Tabular Foothills, with area M1: Oliver's Mount Wooded Scarp encircling the area west, north and east, and forming the site's boundaries to the east and west. It comprises open, undulating arable farmland rising toward the foothills of the Oliver's Mount Wooded Scarp, with steep dales or dry limestone valleys falling away rapidly to the east and west. As such, it is broadly representative of the wider E3 landscape character area.

The site is offset from the northern settlement edge of Eastfield, with large, open arable fields separating it from the settlement edge. High Eastfield Farm lies immediately south of the site.

Relevant aspects of borough character area E3, identified in the LCA, are the arable farmland fringed by wooded scarps, the empty, open character, and the network of bridleways (these fringe the site east and west).

The assessment baseline has been taken as conditions on site in Winter 2013/2014. However, it is recognised that land immediately south and south east of the site (Middle Deepdale) has planning consent for large scale residential development, with land immediately south west of the site also allocated for residential development<sup>1</sup>. Appropriate references are therefore made to the potential effect of these changes/future baseline in the relevant criteria, presented overleaf.



<sup>1</sup> The assessment has therefore also made reference to indicative/outline scheme information for the Middle Deepdale site, provided by Scarborough Borough Council



Expansive, open arable farmland site



Eastern site boundary over Deep Dale

Landscape Sensitivity Assessment: Residential/mixed use development

Criteria	Lower sensitivity	↔			Higher sensitivity
<b>Sense of openness and enclosure</b>		L-M			
	<p>An open and exposed arable farmland landscape, with an elevated aspect (forms a tabular plateau/part of the Oliver’s Mount Foothills between two deeply incised limestone dales). There is very little enclosing landscape structure, save for a discontinuous and very gappy hedgerow in the southern part of the site and to parts of the northern boundary, and the tree lined bridleway/drive up from High Eastfield Farm, immediately south west of the site. Wider enclosure is provided at distance to the north by the rising wooded scarps of Oliver’s Mount, and by the knoll at Kit Rigg on the eastern side of Deep Dale, however the overriding character is that of openness and exposure. In landscape terms there would be few aspects of the structural landscape/pattern, which would be sensitive to development: A <b>low-moderate</b> sensitivity to development in these terms. However, the sense of openness results in a considerably <b>higher visual sensitivity</b> - please see below.</p>				
<b>Pattern and complexity</b>	L				
	<p>A simple landscape pattern of open arable fields, with relatively few landscape features which would form a constraint (note the sparse hedgerow pattern described above). As such, sensitivity is <b>low</b> in these terms, albeit surrounded by complex landscape features of much higher sensitivity – Deep Dale and Oliver’s Mount for example.</p>				
<b>Experiential landscape character</b>				M-H*	
	<p>A currently tranquil and remote landscape character due to the sense of separation from settlement (the northern edge of Eastfield is part visible, at distance), and with the only access provided by lightly used, overgrown bridleways east and west. The sense of remoteness and wildness is reinforced by the rugged dales which fall away from the east and west of the site respectively (with the western dale and ridgetop also providing visual and aural separation from the A64 and the York-Scarborough railway line which lie at the bottom of the dale). This wild aspect is accentuated to the north and east particularly, with the site’s close inter relationship with Oliver’s Mount and foothills and the prominent west facing slopes of Deep Dale including Kit Rigg, which have a complex mosaic character of rough grassland, heath and scrub (Deep Dale is designated a SINC). The tranquil, wild character and distance from settlement influences results in a <b>moderate-high</b> sensitivity in these terms.</p> <p><i>*It is noted that the landscape baseline to the south will change with the eventual build out of the consented Middle Deepdale urban extension, which will adjoin the southern site boundary (note also the future presence of the distributor road for the consented Middle Deepdale scheme in this</i></p>				

	<p>area). Due to the scale and form of this development, it will significantly affect experiential landscape character and tranquillity in the southern part of the North West Middle Deepdale site – moderate sensitivity in this area, although the moderate-high rating would still apply to the exposed and wild northern part of the site as these perceptual aspects would remain.</p>				
<p><b>Relationship to existing settlement edge and cultural pattern</b></p>	<p style="text-align: center;"> <span style="background-color: #ffff00; border: 1px solid black; padding: 2px;"> </span> <span style="background-color: #ffff00; border: 1px solid black; padding: 2px;"> </span> <span style="background-color: #ffff00; border: 1px solid black; padding: 2px;"> </span> <span style="background-color: #ffa500; border: 1px solid black; padding: 2px;"> </span> <span style="background-color: #ff0000; border: 1px solid black; padding: 2px;"> </span> </p>				
	<p>The site is currently distinctly separate from the existing mid-20<sup>th</sup> century settlement edge at Eastfield, which wraps around the lower Deep Dale and lies to the south (see photograph below).</p>  <p>The site is also intervisible with Osgodby and associated coastally influenced development south of Scarborough. The site has no physical relationship to the existing settlement edge, being detached from it. The site relates more closely in functional/cultural/visual terms to the 19<sup>th</sup> century farmstead immediately south (High Eastfield Farm), which is accessed via a track from the edge of Eastfield. Development would change the relationship with both the Dale and the elevated open land which forms the foothills of Oliver’s Mount and would therefore close part of the ‘gap’ between Eastfield, Osgodby and Scarborough proper, hence the <b>moderate-high</b> sensitivity rating.</p> <p><i>*This judgement will change with the construction and eventual completion of the Middle Deepdale urban extension to the south, which will adjoin the North West Middle Deepdale site’s southern boundary (the distributor road which would serve Middle Deepdale and associated corridor would also lie adjacent to this boundary). Due to this changed relationship, the southern part of the site would potentially have a reduced landscape sensitivity in these terms – moderate sensitivity, although the northern part would still remain more sensitive due to its openness and importance in forming part of the ‘gap’ between Eastfield and Scarborough.</i></p>				
<p><b>Visual sensitivities and intervisibility including with protected landscapes</b></p>	<p style="text-align: center;"> <span style="background-color: #ffff00; border: 1px solid black; padding: 2px;"> </span> <span style="background-color: #ffff00; border: 1px solid black; padding: 2px;"> </span> <span style="background-color: #ffff00; border: 1px solid black; padding: 2px;"> </span> <span style="background-color: #ffa500; border: 1px solid black; padding: 2px;"> </span> <span style="background-color: #ff0000; border: 1px solid black; padding: 2px;"> </span> </p>				
	<p>Due to its elevated, prominent position and open aspect, the site has extensive intervisibility with adjacent landscapes, such as the Limestone dales described above and land within adjacent Limestone Tabular Foothills landscapes extending eastwards towards the coast. The site is also intervisible with the settlement edge at Eastfield, and in part with that at Osgodby (potential cumulative issues in relation to the candidate housing site at Osgodby), due to the relative absence of landscape structure. To the north, the wooded scarps of Oliver’s Mount contain further intervisibility. There are no intervisibility issues with regard to the National Park or Heritage Coast. However the general degree of intervisibility and the site’s prominent visual character result in a site which is visually sensitive to development – <b>moderate-high</b> sensitivity.</p>				
<p><b>Overall landscape sensitivity to residential/mixed use development</b></p>	<p style="text-align: center;"> <span style="background-color: #ffff00; border: 1px solid black; padding: 2px;"> </span> <span style="background-color: #ffff00; border: 1px solid black; padding: 2px;"> </span> <span style="background-color: #ffff00; border: 1px solid black; padding: 2px;"> </span> <span style="background-color: #ffa500; border: 1px solid black; padding: 2px;"> </span> <span style="background-color: #ff0000; border: 1px solid black; padding: 2px;"> </span> </p>				
	<p>Overall sensitivity to residential development is judged to be <b>moderate-high</b>. This reflects the site’s prominent aspect and open visual character, together with wide intervisibility with adjacent landscapes, and the site’s importance in forming part of the ‘gap’ between existing settlements.</p> <p><i>*With the future implementation of the consented Middle Deepdale urban extension to the south, the sensitivity of the southern part of the North</i></p>				

<b>Landscape Guidance</b>	<p><i>West Middle Deepdale site would potentially reduce to moderate, due to the changed relationship to the settlement edge plus proposed Middle Deepdale distributor road and changes to experiential landscape character. The more elevated, isolated and exposed northern part of the site would however retain a moderate-high overall landscape sensitivity for the reasons set out above.</i></p>
	<p><b>Landscape guidance:</b></p> <p>In landscape and visual terms, development could potentially be accommodated in the south western, or south easternmost parts of the site (due to closer visual and physical proximity to settlement and lower visual prominence). This applies both at the time of writing and after the build out of the consented Middle Deepdale urban extension, as described in the sensitivity analysis above. The following issues are noted:</p> <ul style="list-style-type: none"> <li>• Access to the south eastern portion of the site is currently considerably more difficult than to the south western part, due to topography and vegetation and the lack of potential existing routes (although it is noted that this would change with the future construction of the consented Middle Deepdale urban extension to the south). The south western part of the site is served by a network of farm tracks from High Eastfield Farm.</li> <li>• Any development in the south eastern and south western parts of the site would require substantial landscape mitigation to the north, east and west (reinstatement of landscape structure), to help absorb development.</li> <li>• The south eastern and south western parts of the site both afford good links into the local GI network via the bridleways to the site boundaries.</li> <li>• The visually prominent and elevated northern half of the site which forms part of the Oliver's Mount foothills should be avoided due to the degree of visual prominence and intervisibility with the Osgodby site (potential for cumulative visual issues if that site were also to be developed). Any development at North West Middle Deepdale should also be located as far south in the site as possible, to relate to the consented Middle Deepdale settlement edge when built, and to contain wider visual impacts.</li> <li>• If development were to take place at North West Middle Deepdale, landscape and green infrastructure integration should be secured in relation to the consented Middle Deepdale scheme. This could be achieved by extending the proposed woodland planting which forms the northern boundary to the consented scheme, further north to the northern side of the proposed distributor road. This could create a generous GI and habitat corridor to visually absorb the road, and secure wider connectivity with an enhanced landscape structure network around the North West Middle Deepdale site.</li> </ul>