MARKET WIGHTON
Assessment of Landscape Sensitivity

Introduction

This report, which updates the Settlement Studies undertaken as part of the East Riding Landscape Character Assessment (2005), describes the character and sensitivity of the landscape around the edge of Market Weighton to inform land use allocations and to provide evidence for the emerging East Riding of Yorkshire Local Plan 2013-2029.

The assessment of landscape sensitivity has been undertaken in accordance with the attached methodology (Appendix A).

Settlement Profile

Market Weighton is a market town lying off the A1079 York to Hull road, approximately half way between the two cities. It sits between the Yorkshire Wolds to the east and the Vale of York to the west.

Commercial and retail activity is focussed on the Market Place and High Street, which once formed part of the route between Hull and York before the construction of the A1079 bypass.

Becklands Park, on the western edge of the town, provides a base for local businesses and is complemented by Brookfield Business Park on the opposite side of York Road. Many firms that once operated on large premises within the town have now moved to the outskirts or closed completely.

A relatively large amount of residential development has taken place in recent years, some of which has filled in the gaps between the bypass and the existing built up area of the town.

Architecturally, the town boasts: a parish church, parts of which are Norman; the Lendesborough Arms, an 18th Century coaching inn; a Wesleyan chapel; a Methodist chapel; and a high street still recognisable from the 1800s. These are situated within a designated Conservation Area.

Key landscape features of Market Weighton include:
- The Yorkshire Wolds Important Landscape Area (ILA) to the north and east of the town;
- The Conservation Areas at Market Weighton and Goodmanham;
- Areas of historic importance;
- The by-pass which encloses the southern edge of the town; and
- High quality landscape to the north east around the village of Goodmanham.

Landscape Sensitivity

The following sections describe the landscape around the periphery of Market Weighton in a clockwise direction. The landscape has been divided into a number of discrete landscape areas (numbered 1-6) each displaying a specific set of unique characteristics which have been assessed collectively to determine its overall sensitivity to new development. The areas are located on the accompanying settlement plan (Drawing 10).

Landscape Setting

Market Weighton is located on the boundary of the Yorkshire Wolds (NCA 27) and the Vale of York (NCA 28) National Character Areas identified by Natural England. The landscape surrounding Market Weighton lies within three landscape character types identified in the East Riding Landscape Character Assessment (2005):

- Landscape Character Type 1 – Flat Open Farmland;
- Landscape Character Type 10 – Complex Sloping Farmland; and
- Landscape Character Type 13 – Open, High, Rolling Farmland.
1.0 AREA 1 – SOUTHEAST AND EAST OF MARKET WEIGHTON; SWEEP ROAD TO YORK ROAD

1.1 Introduction

Area 1 to the west of Market Weighton is bounded by the York Road to the north, Holme Road to the south, and the A1079 by-pass to the west.

The area is located in Landscape Character Area 1A Shiptonthorpe and Market Weighton Farmland.

1.2 Landscape Character Sensitivity

Area 1 is located on the edge of the settlement and consists of a fragmented boundary with little definition to the settlement edge. This has been further blurred by recent developments off Home Road that have further encroached into the landscape, and boundaries are difficult to define.

Only small areas have highway frontages and accesses are between or through existing developments. The area that runs parallel to the A1079 has the strongest landscape character. The area consists in the main of small and medium fields; boundary definition in the form of hedges and hedgerow trees are sporadic and provide little enclosure. The development consists of a broad mix of employment and residential development. The boundary with the A1079 is delineated with a strong tree screen identified as an area of ‘Important Vegetation’.

The lack of form to the area and the interrelationship between the built and open areas is such that there is little definition to the landscape. It is very ordinary and, in places, an unattractive landscape. Because of the strong boundary planting to the A1079 and constraints in access, the area is not considered to contribute to the setting of the settlement and views within the area are sporadic and channeled by buildings.

The landscape character sensitivity for this area is assessed as: Low

1.3 Visual Sensitivity

The area is substantially enclosed by a mixture of the landscape edge to the by-pass and the existing and built form. As a result, receptors are limited in the main to those within the area. There is clear potential, subject to access, for additional development and low rise (1/2 storey) development that would be substantially screened by existing landscape and built features. There is potential for additional planting to mitigate new development and this could make a positive contribution to the existing development and receptor impacts.

The visual sensitivity for this area is assessed as: Low

1.4 Landscape Value

The landscape is considered to be poor quality and not to be typical of the predominantly agricultural landscape surrounding the settlement. The area has no landscape designation and little or no recreational value in the main due to lack of access.

The landscape value is assessed as being: Low

1.5 Overall Landscape Sensitivity

The area comprises open space interspersed with residential and employment related uses. The landscape sensitivity has been degraded by the previous uncoordinated sporadic development. It is considered the area does have capacity to accommodate further employment uses to the north and residential development to the south, subject to accessibility issues.

The bypass creates a well-defined barrier between the settlement and the open countryside beyond.

Overall, the overall landscape sensitivity for this area is assessed as: Low
2.0 AREA 2 – NORTHEAST OF MARKET WEIGHTON; YORK ROAD TO LONDESBOURGH ROAD

2.1 Introduction

Area 2 is bordered to the south by York Road; to the west by the A614 Coast Road and Londersborough Road to the north. It is located in the transitional area between the Vale of York and the Wolds landscape to the north and east.

This area occupies Landscape Character Area 1A - Market Weighton Farmland and Landscape Character Area 10H – West Facing Scarp Slope.

2.2 Landscape Character Sensitivity

The area consists of well-defined agricultural landscape with medium to large fields under arable production; the field pattern towards the edge of the settlement changes and becomes more enclosed with a greater frequency of hedgerows and trees.

The settlement edge is mostly screened by existing vegetation and is almost completely enclosed. Other than some sporadic development along York Road, development is limited to some agricultural development that, because of the openness of the landscape, is visible from vantage points, particularly from the area around Londersborough Road.

Away from the settlement edge there are fewer hedgerows and this leads to an ‘open landscape’ very visible in short and long distance views. There is a marked transition to the Wolds landscape to the north both in topography and form.

The open farmland of this area includes an area of woodland along the line of the dismantled railway, identified as an area of ‘Important Vegetation’. There are sporadic groups of mature trees around properties on the settlement edge, otherwise, it is a relatively open area with few trees.

The area is visible to a range of receptors but is a valued component of the wider landscape marking the transition to the Wolds landscape to the north and east. It is an open landscape with few detracting features and is considered to neither contribute to, nor detract from, the setting of the settlement.

The landscape character sensitivity for this area is assessed as: Medium

2.3 Visual Sensitivity

The area is visually exposed and is considered sensitive to built development that would impact upon the rural character of the area that contributes to the setting of the town i.e. land use, field pattern and tree cover. The Wolds Landscape setting to the northeast may also be affected if development were to occur in this location, impacting on long views of the Wolds and its key characteristics. The area is visible from residential and transient receptors and because of its openness, development in this area would extend urban influences into the open countryside. The topography of the area would make mitigation difficult to achieve and would impact on the wider landscape.

The housing on the north eastern edge of the town forms a ‘prominent urban edge’ which detracts from the rural qualities of the landscape to the north.

The visual sensitivity for this area is assessed as: High

2.4 Landscape Value

The landscape is considered to be an ordinary landscape because of its lack of individual character and is not subject to any designations aimed at protecting its character or quality.

Overall, the area is considered to be an ordinary landscape because of its lack of individual character.

The landscape value for the area is assessed as: Medium

2.5 Overall Landscape Sensitivity

The area is visible from residential and transient receptors and because of its openness, new development in this area would be highly visible and would extend urban influences into the open countryside.

The landscape in this area acts as a transitional zone between the settlement edge and the open countryside, providing significant screening between the two areas.

The southern part of this area has a prominent urban edge and is an important entrance to the village. The area may have some limited capacity for development if would ‘soften’ views of the existing development and would enhance the sense of arrival to Market Weighton.

The overall landscape sensitivity for the area is assessed as: Medium

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3.0 AREA 3 – NORTH OF MARKET WEIGHTON; LONDESBOROUGH ROAD TO SPRING ROAD AND GOODMANHAM

3.1 Introduction

Area 3 is bordered to the south and west by residential properties Hall Road, Spring Road and Londesborough Road; to the north by the Wolds landscape; and to the east the area includes the village of Goodmanham.

The settlement of Goodmanham to the northeast of Market Weighton is also included in the study area and it is located in a valley following the route of the former railway line. The village is a compact settlement and the buildings are typical of the design palette of the Wolds Villages. The settlement and surrounding area is identified as a conservation area. The area changes in character from the west, where it is more open to the enclosed landscape around Goodmanham.

There is an important ridge line running across the area west – east, where it merges into the landscape and forms the horizon across part of the area.

The mature farmed landscape has field patterns that are clearly defined with, in the main, mature hedgerows over much of the area. Tree cover increases across the area in an easterly direction. Tree cover in the northwest is sporadic and limited to some shelter belts adjacent the area. To the east and down to the A1079 approaches to Arras Hill, around Goodmanham, there is much enhanced tree cover and several areas of important vegetation have been identified.

The area occupies Landscape Character Area 10H - West Facing Scarp Slope of the Yorkshire Wolds. The area is characterised by the undulating landscape typical of the Wolds ‘Important Landscape Area’.

3.2 Landscape Character Sensitivity

The landscape is assessed as being an attractive to very attractive landscape generally, with a strong composition and well defined characteristics that differ across the area. It enhances the setting of the northeast edges of Market Weighton and defines much of the character of Goodmanham. The importance of the area around Goodmanham is considered to be defined by the extent of the Conservation Area.

The visual sensitivity of the area is assessed as: High to Very High increasing to the east of the area.

3.3 Visual Sensitivity

The area is visible to a range of receptors and is a valued component of the wider landscape in the area. The landscape is typical of the Wolds ILA and its underlying topography. Views are limited by the topography of the area and the degree of tree cover. There are some open views of the urban edge on the rear of the properties around the north side of Lonsdesborough Road. The area links right into the settlement with a ‘green wedge’ and ‘open space’ running into the Conservation Area.

The settlement edges to Goodmanham are largely enclosed by the undulating topography and tree cover.

The overall landscape sensitivity is assessed as: High.

<p>| Area 3 – North of Market Weighton; Londsborough Road to Spring Road and Goodmanham |
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4.0 AREA 4 – EAST AND SOUTHEAST OF MARKET WEIGHTON; SPRING ROAD TO CLIFFE ROAD

4.1 Introduction

The area is bound to the north by Market Weighton School and Spring Road; to the east and south by open farmland; to the west by Cliff Road and the urban edge of Market Weighton.

The area lies predominantly within Landscape Character Area 13C – South Wolds Open Farmland, with a small section of the northern extent of the area lying within Landscape Character Area 10H – West Facing Scarp Slope.

4.2 Landscape Character Sensitivity

The fields immediately adjacent to the built edge are generally flat. The landform begins to rise up to the Wolds to the northeast of the bypass. The landscape in this area marks the transformation between the Vale of York and the Yorkshire Wolds.

Fields are generally small in size and enclosed by hedgerows that have few gaps and provide good field enclosure. The hedgerows tend to be overgrown and fields are a mix of arable and rough grassland. The area is generally an intensively managed farmland. The western boundary abuts the edge of settlement, which is delineated by boundary planting that softens the urban rural transition. Planting along the bypass has matured to provide an impermeable screen; the by-pass forms a severance between the open countryside and urban edge around the southern and southeastern parts of the settlement and helps to screen the urban edge from the surrounding landscape.

The landscape is considered to be a typical example of the agricultural landscape on the Vale of York to the south and west of Market Weighton. There are areas of good tree cover that reinforce the planting on the by-pass.

There are both positive and negative features in the area. The school playing fields north of Beverley Road are identified as ‘open space’ and enclose the residential development to the western edge of the town.

The area marks the transition to open countryside and the by-pass is a point of severance between the town and the area.

The landscape character sensitivity is assessed as: Medium

4.3 Visual Sensitivity

The by-pass and its boundary planting forms a ‘man made’ screen and point of severance throughout much of this area between the town and the adjacent open countryside which is not characteristic of the adjacent predominantly open rural landscape forming much of the area. As a result the landscape to the south of the by-pass is substantially enclosed by landform or vegetation and there are a comparatively few receptors who observe it.

The area between the by-pass and Beverley Road abuts residential properties with garden boundaries facing onto farmland/rough grassland and as a result it is visible to a range of residential receptors. The area is also as a result of the transitional topography between the Vale of York and Wolds viewed as is much of the town and surrounding area from Areas Hill on the eastern approach to the town.

The visual sensitivity of the area is assessed as: Medium

4.4 Landscape Value

The majority of Assessment Area 4 is identified as being within the Yorkshire Wolds Important Landscape Area Boundary (ILA) this excludes areas of open space and the fields between the by-pass and settlement edge.

Preservation of the landscape quality of the Yorkshire Wolds is recognised by its designation as an ‘Important Landscape Area’ formal recreation access opportunities are limited other than the areas of identified open space adjacent to the existing development north of Beverley road is sensitive to development.

The landscape value of the area is assessed as: High

4.5 Overall Landscape Sensitivity

The area south and east of the bypass and east of Humber Street (the line of a former Roman Road) is assessed to have high sensitivity to residential and commercial development. The bypass is an effective barrier to further development on the southeast edge of Market Weighton. Encroachment across the bypass would potentially extend the urban area into the open countryside, adversely affecting the rural character of the landscape.

Area 4 is very prominent to a wide range of receptors due to the topography of the land and the views over Market Weighton from the A1079. The area relates to the beginning of the Yorkshire Wolds escarpment and is within the ILA boundary. Development here would extend urban area up the hill and would encroach into the open landscape. However, the area between the bypass, Humber Street and the urban edge, which is mostly enclosed by roadside vegetation, does have limited capacity for development that would enhance the sense of arrival to Market Weighton and does not compromise the setting of Beverley Road. Development in this area would need to be of appropriate scale and would need to incorporate effective mitigation (i.e. retention of the existing mature vegetation and provision of substantial screening to Beverley Road.)

There is need to protect the open spaces adjacent to the school to maintain recreational use and pleasant views from the school to the surrounding countryside.
The overall landscape sensitivity is assessed as **medium**.

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3.0 AREA 5 - SOUTH OF A1079; AGRICULTURAL LANDSCAPE SOUTH OF MARKET WEIGHTON BY-PASS

5.1 Introduction

This area is defined as the land immediately south of the A1079 (Market Weighton Bypass) from Cliffe Road to Red House Lane.

The area lies within Landscape Character Area 1A - Market Weighton Farmland.

5.2 Landscape Character Sensitivity

The landform of the area is flat to very gently undulating consisting of an agricultural landscape consisting of medium to large predominantly arable fields. There are few trees and hedgerows and field boundaries are generally poorly delineated in terms of trees and hedgerows are sporadic.

There are a number of sporadic developments off the bypass including the sewage works on Havling Road, allotments and the haulage depot on the Market Weighton Road Junction which, because of the flat topography are prominent features that detract from the open landscape and contribute to the fragmented appearance of the area.

The 1079 by-pass forms a strong physical and visual barrier which severs the town from the rural landscape to the south and southwest. The landscape is open with a lack of tree cover allowing views of the Wolds to the east. Within these views the wind turbines on the Wolds ridgeline and the electricity pylons which cross the area are dominant features. These open views are an important characteristic. However, there are no significant landmark features in the vicinity of Market Weighton to contribute to distinctiveness of the rural landscape.

The agricultural landscape is typical of the area; it is ordinary with few dominant features and some negative features that detract from the rural characteristics. It is an important transitional zone between the rural landscape to the south and the town, although it makes little contribution to the setting of Market Weighton due to the severance created by the by-pass.

The landscape character sensitivity is assessed as: Medium

5.3 Visual Sensitivity

There are few residential receptors in the area, although it is highly visible from the bypass and from the arterial roads radiating out from the town.

Market Weighton itself is screened by the bypass and by the dense tree cover adjacent to it.

The northern end of the area is more open and there are long views across the area from transient (travel) receptors.

The visual sensitivity of the area is assessed as: Medium

5.4 Landscape Value

The landscape is not subject to any special protection or designation although it abuts at its eastern end the Wolds ILA so does have some effect on its setting and benefits by views of it across the area. There is little recreational value other than that afforded by countryside access.

The Landscape value is assessed as: Low

5.5 Overall Landscape Sensitivity

Although the landscape is considered ‘ordinary’ and is typical of the Vale of York it is highly sensitivity to further development that would detract from the rural nature of the area and would extend urban influences into the open countryside.

The by-pass is a well-defined barrier limiting potential for development to the south and west of the town.

The area has low capacity for development that would encroach into open countryside beyond the bypass, although the topography of the area would enable development to be partly mitigated by screening.

The overall landscape sensitivity is assessed as: Medium.

| Area: South of A1079; Agricultural landscape south of Market Weighton By-pass |
|------------------------|-----------------|-----------------|-----------------|-----------------|
| Area                  | Landscape       | Visual          | Landscape     | Overall          |
|                       | character       | Sensitivity     | Value          | Landscape       |
|                       | sensitivity     |                 |                | Sensitivity     |
| 5                     | Medium          | Medium          | Low            | Medium          |
6.0 **AREA 6: SOUTH EAST AND EAST OF MARKET WEIGHTON; SWEEP ROAD TO YORK ROAD.**

6.1 **Introduction**

Area 6 is relatively small area bordered by the A1079 to the south and Holme Road to the northwest. It is enclosed by the existing development and the By-pass and has a strong association with the existing urban edge.

The area is located within Landscape Character Type 1 – Flat Open Farmland and Landscape Character Area A – Market Weighton Farmland.

6.2 **Landscape Character Sensitivity**

The area is characterised by areas of rough grassland to the rear of the cemetery and alongside the by-pass wrapping round the rear of the urban edge. There area is predominantly flat and there is a pattern of small arable fields with fragmented hedgerows and few trees.

The area is surrounded on three sides by existing development consisting of a mixture of residential and commercial uses, on Hawling Road, Sandwalk and Sandholme all of which abut the area.

There are areas of trees and shelter belts providing some visual separation between the site and the by-pass and adjacent development.

The landscape character based on the above description is assessed as being ordinary, it has some positive features including providing a rural fringe and green space to the adjacent residential development, it also provides a physical separation to the by-pass. The area is however dominated by the commercial uses and their (yards) curtilages to the north east of the area.

Views out of the area to the south are contained by the planting (as almost wholly along the A1079 by-pass) by the roadside planting.

The contained nature of the area does limit its potential impacts and contribution to the overall setting of the settlement. The southern edges of the area alongside the by-pass which are rough grassland do have a more rural feel than the developed edge to the settlement and are an important visual and physical barrier to the highway.

The landscape character sensitivity is assessed as: **Medium**

6.3 **Visual Sensitivity**

Because of its open relationship to the developed edge of the town in this area there are a significant (in context of the size of the site) number of residential and non-residential receptors. The area is prominent in views from the residential properties to the north, east and south east.

There is capacity (subject to access) to intr the area with appropriately designed low rise development, without affecting views of the wider landscape. New development in the area would be visible from the existing properties, but could be mitigated with planting and if designed sympathetically it may also have the potential to improve the appearance of the existing visible urban edge within this area.

The visual sensitivity of the area is assessed as: **Medium**

6.4 **Landscape Value**

The landscape is ordinary and not subject to any special protection. Given its degree of enclosure the area can only make a limited contribution to the setting of the settlement. It is a disorganized area, much of which is rough grassland. The main value of the area is as a buffer between developments and the by-pass.

There is a degree of public access to the area which provokes some recreation value.

The Landscape value is assessed as: **Low**

6.5 **Overall Landscape Sensitivity**

Overall the area, which comprises a mixture of arable and rough grassland, forms a buffer between the various development s that abut the area and the by-pass.

The adjacent industrial development is a dominant feature in the area and provides a backdrop to many views from adjacent residential areas. The area has some capacity for additional development in this area, especially with careful design and mitigation (i.e. through the use of additional planting, and reinstatement of gapped hedgerows to screen established uses).

The overall landscape sensitivity is assessed as: **Medium**.

| Area 6: South east and east of Market Weighton; Sweep Road to York Road. |
|------------------|----------------|----------------|----------------|----------------|
| **Area**         | **Landscape character sensitivity** | **Visual Sensitivity** | **Landscape Value** | **Overall Landscape Sensitivity** |
| 6                | Medium         | Medium         | Low             | Medium         |
SUMMARY

The sensitivity of Market Weighton across the six study areas is summarised below.

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The landscape sensitivity varies with the changes in landform, vegetation tree and hedge cover and land use around the settlement.

Market Weighton is located in the transitional area between the Vale of York and the Yorkshire Wolds; resulting in two clear character areas, the area to the east and northeast is influenced by the undulating Wolds Landscape and the generally greater level of tree cover and landscape influences of the changing topography. The Vale of York landscape to the North West, south and south east of the town is generally flat with little level change. Market Weighton is constrained by the by-pass to the south which provides a definitive physical, and because of the tree planting to its boundaries visual barrier to the open countryside on this side of the settlement.

The six areas assessed are predominantly in agricultural use and are famed to the edge of the settlement, within the confines of the by-pass there are areas to the south west and east of the settlement which have capacity to accommodate development but opportunities are generally constrained by the by-pass and Wolds ILA to the traditional core and immediately adjacent areas. The by-pass creates a strongly defined limit to the settlement and development outside the by-pass would encroach into, and detract from, the open countryside.

Area 3 to the Northeast of the town and including the hamlet of Goodmanham is identified as of high overall landscape sensitivity and is regarded as a key area to protect from development.

There are extensive views of Market Weighton from the higher land of the Wolds to the north east and east of the town particularly from the A1079 trunk road on Weighton Wold. Views of the town from the lower lying flatter land to the south and west are restricted by a combination of landform and existing vegetation. The landscape has been subdivided into a number of sub areas for the purpose of the survey.

General Guidelines

New buildings should reflect those in the locality and follow local building styles. Abrupt edges with little or no vegetation should be discouraged. Where existing vegetation occurs it should generally be retained and enhanced to create more naturalistic, softer boundaries that integrate the development into the surrounding landscape.

Development should take account of, retain and enhance existing landscape features that contribute to character and quality such as hedgerows, trees, landmarks and views.

There are no distinctive landscape features in the town that are recognisable as landmarks and that contribute to the character and setting of the town when viewed from the surrounding landscape. In views over and out of the settlement there are a number of discordant features including wind turbines and electric pylons that are development features in the rural landscape.

The qualities of the surrounding landscape also play a significant part in the perception of Market Weighton, the by-pass isolates traffic from the settlement and there is as such no point of ‘arrival’ into the town although views of the settlement from the Wolds on the eastern approaches to the town are important. As a result approaches to the town from the by-pass and York Road should be targeted as priority areas for any potential enhancement schemes to create a sense of arrival and to reflect the historic core of this attractive market town.

Views of the surrounding landscape are restricted due to landform, vegetation and built development. However, where there are views of the landscape they are important to retain as they contribute to the character of the town.

It is also extremely important to maintain the physical links between the town Centre and the surrounding countryside and to increase awareness and accessibility this area as a recreational resource.

There is also a need to sustain urban green space within and on the edges of Market Weighton. Development should include provision for outdoor recreation that contributes to the character of development and to green links to the surrounding landscape.