

EAST RIDING OF YORKSHIRE  
LANDSCAPE CHARACTER ASSESSMENT

BRIDLINGTON



## **BRIDLINGTON 1:10000 DETAILED ASSESSMENT**

### **Introduction**

This report describes the landscape character of the setting of Bridlington and assesses the quality of the landscape and the sensitivity of landscape character to detrimental change as a result of development on the urban edge.

The purpose of this study is to identify the areas that have the capacity to accept change as a result of development without detriment to landscape character.

This assessment does not assess the character or quality of urban green space. However, the importance of links between the town and countryside is an important consideration.

### **Landscape Setting**

Bridlington is located on the edge of the Yorkshire Wolds and Holderness Countryside Character Areas identified by the Countryside Agency. As a result the landscape setting of the town is influenced by a variety of landscape characteristics and four landscape character types have been identified in the East Riding Landscape Character Assessment that impact upon and contribute to the setting of this large seaside town. They are:

Landscape Character Type 13 – Open, High, Rolling Farmland

Landscape Character Type 15 – Wolds Valley Farmland

Landscape Character Type 19 – Open Farmland

Landscape Character Type 20 – Coastal Farmland

Bridlington is a large coastal town that:

- is a tourist town with developed coastline aimed at leisure and recreation;
- has areas of historic importance;
- includes three conservation areas at Bessingby, Sewerby and the old town;
- has Parkland associations northeast and southwest; and
- is a nucleated development confined in the north by the railway

The character of the landscape that contributes to the setting of the southern edge of Bridlington can be generalised as being flat to gently undulating, open coastline.

The developed nature of this coastline has meant that land use in this area is intensive, being directed towards recreational activities including a golf course, caravan parks and a car boot sales site. This human influence provides a transition between the urban edge of the town and the predominantly agricultural activities of the coastal farmland further south.

West of the railway line, to the southwest of Bridlington, the landscape becomes more undulating as the landform starts to rise up towards the Wolds further west.

This area of generally open, agricultural farmland that contributes to the setting of Bridlington is characterised by medium to large fields that are defined by neat hedgerows with several mature hedgerow trees.

Bessingby Hall is a designed parkland estate to the south west with blocks and avenues of trees creating a semi-enclosed landscape. To the south the open landscape of the Holderness Coastal Farmland and Open Farmland dominates the setting of the town. The Great Wolds Valley and the Open High Rolling Farmland of the Wolds provide the setting of the town to the north and west. The Gypsy Race gently meanders through the valley landscape of the broad Great Wold Valley and enters the town north of Bridlington Hospital and Bridlington School. It continues through the town, in culvert for sections, and enters the sea at the harbour.

The Open High Rolling Farmland of the Wolds is a large scale landscape with fragmented hedgerows and few trees resulting in open views across large scale agricultural fields.

The transitional landscape surrounding Bridlington includes the following diverse range of characteristics:

- Development generally follows the gentler slopes and contours;
- Shelterbelt screening in several areas reduces impact of the urban edge;
- Some areas where development is not screened;
- Industrial estates;
- Recreation facilities including playing fields, golf courses and caravan parks;
- Areas of remoteness where development is not visible;
- Large scale agricultural buildings;
- Historic features e.g. Sewerby Hall and Bessingby Hall parkland;
- The North Sea and beaches; and
- A variety of channelled and expansive views.

#### **Description of Visual Envelope:**

The landform around Bridlington varies resulting in a visual envelop that varies in extent. Existing vegetation and development also affects views and the extent of the visual envelope for this seaside town.

Bridlington occupies the area of lowland in the undulating and rolling landscape that surrounds the town. This serves to increase the extent of the visual envelope from higher ground to the north and west.

A combination of the undulating land and areas of linear vegetation provide intermediate horizons which restrict views of built features that define the settlement edge thus limiting the extent of the zone of visual influence from low lying areas to the south.

Hedges and trees that form shelterbelts around parts of the settlement edge, although sparse, provide transition between the settlement edge and the surrounding countryside. This is true of the northeast and southwest areas where the heavily treed parkland setting screens views of Bridlington from the wider landscape.

Natural vegetation serves to restrict views of significant visual intrusions at various points around the urban edge such as the industrial estate off Pinfold Lane in the north.

From high ground in the western areas views encompass the whole of Bridlington and several landmarks can be identified, along with several visual detractors.

The most dominant landmark is Bridlington Priory which stands tall above the rest of the town. (Refer to photo plate C.)

### **Area 1 – South of Bridlington; East Coast to the Railway Line**

The area assessed is bordered to the east by the South Sands coastline; to the south by South Cliff Caravan Site; to the west by the railway line; to the north by Kingstone Road and residential properties along Avocet Way and Partridge Close.

#### **1.1 Landscape Character**

The area is located within landscape character area 20C, Bridlington to Hornsea Coast and borders with landscape character area 19C, North Holderness Open Farmland.

The generic characteristics of this area include medium sized fields, defined by fragmented hedgerows that are gently undulating following landform as the land steadily rises to the Wolds in the east.

The assessed area includes the tree lined avenue (A165, Kingsgate) which forms the gateway to Bridlington. East of this road is characterised by the North Sea coastline which is predominantly developed for tourism and leisure; the west is defined by an open field currently used as a large car boot sale venue. (Refer to photo plate A.)

The golf course is defined by mature trees along Kingsgate, which form the gateway to Bridlington. Together with the blocks of semi-mature woodland contained within the golf course the avenue of trees along Kingsgate serve to direct views towards the town and also restrict views of the developed coastline and the North Sea.

North of the golf course is the deserted medieval village of Hilderthorpe which is designated as a scheduled ancient monument. Earthworks mark the site of the former village.

Some residential development along the coast line has occurred to the north east of the area around the golf club house and also vehicular access down the cliff has been constructed around this area.

### 1.2 Assessment of Quality

Based on the above description, the quality of the landscape of this area is assessed to be ordinary.

The eastern part of the area has the feel of developed coastline with significant interference to the natural characteristics of this coastline. The area does however provide recreational activities and historic interest both of which contribute towards the tourist economy. There is a Scheduled Monument at Hilderthorpe on the southern edge of Bridlington which contributes to quality by providing historic interest and protecting the area on the edge of town from development.

The area of the car boot sale forms a transition between the built environment of Bridlington and the rural characteristics of the surrounding landscape. The open views of the surrounding landscape and the natural watercourse, Bessingby Beck that passes through the area are dominated by human influences such as the railway line, tracks, street lamps, telegraph poles and portable toilet blocks.

### 1.3 Assessment of Sensitivity and Capacity

The Scheduled Monument at Hildererthorpe has high sensitivity to change as a result of any type of development. Statutory protection is afforded to the site.

Overall the area is by and large assessed to have high sensitivity to change as a result of built development, both residential and commercial. This is in part due to the value of the area as a recreation and tourist destination. The area occupied by the golf course is currently a valuable area of recreation open space and as such this area would be sensitive to development that would limit or reduce the amount of area available for outdoor recreation.

The fields northwest of Kirkgate between the road and Bessingby Beck area assessed to have medium sensitivity to change as a result of built development. Any development should however respect and enhance the existing views from Kingsgate over Bridlington and provide a 'softer' edge to the town.

Further south of South Cliff Caravan Park, which forms the southern boundary to this area, is a current allocation within the East Yorkshire Borough Local Plan to provide a large leisure/ tourism development at Wilsthorpe which would cover approximately 80 hectares. The

completion of this development would increase the likelihood of ribbon development along Belvedere Parade thus placing increased pressure upon the assessed area.

### **Area 2 – Southwest of Bridlington; Railway Line to Woldgate**

The area assessed is bordered to the south by the railway line and Bessingby; to the west by the Great Wolds Valley; to the north by Woldgate (Roman Road); and to the east by residential properties within the West Hill Estate.

#### **2.1 Landscape Character**

This area is located in landscape character area 19C – North Holderness Open Farmland and on the edge of landscape character area 15A, Gypsy Race Corridor, Rudston to Bridlington.

The area is characterised by medium sized arable fields that are known as Bessingby Low Fields which are defined by low fragmented hedgerows with occasional hedgerow trees that integrate with the surrounding woodland blocks to reduce the sense of scale.

A footpath formed on a disused lane which is lined with mature trees runs through the area linking the designated conservation area of Bessingby with the southern side of Bridlington. This visual link encourages views into Bessingby Industrial estate, which dominates views from the southern part of the assessed area.

The West Hill Estate forms a hard urban edge to the area; however the continuity of form and material used in the construction of this residential development gives the impression of a small linear settlement that is complimentary to the setting of the former parkland estate at Bessingby. (Refer to photo plate B.)

The area known as Bessingby High Field forms the transition between landscape character area 19C and landscape character area 15A, Gypsy Race Corridor, Rudston to Bridlington and has, along its northern boundary a Roman road.

Areas of playing fields and allotment gardens along the boundary of Bessingby Industrial Estate lessen the severity of this industrial zone and also provide areas for outdoor recreation that are valued by the local communities.

This area is designated within the East Yorkshire Borough Local Plan as an Area of Restraint (BRID1).

#### **2.2 Assessment of Quality**

Based on the above description, the quality of the landscape in this area is assessed to be high. The woodland blocks and remnant parkland features associated with Bessingby Hall provide an attractive setting and channel views to the surrounding landscape.

The tree lined lane along which a public footpath runs is a particularly attractive feature of the area. The drainage ditch that runs along side the lane is typical of the hydrology of the area. Bessingby Industrial Estate does detract from views from the Bessingby Low Field area.

Woodlands, vegetated drainage ditches and occasional wetland areas, together with several historical and archaeological features combine to add further value to the landscape quality.

Within the southeast corner of the area known as Bessingby High Field is a former chalk pit which is designated as a Regionally Important Geological Site (Policy EN12 in the East Yorkshire Borough Wide Local Plan).

### 2.3 Assessment of Sensitivity and Capacity

As the assessed area provides the setting to Bessingby conservation area and also forms the transition between the urban area of Bridlington and the start of the Wolds which rise up to the east, the area is highly sensitive to development that would affect the character of this high quality landscape. Therefore the area has a low capacity for development.

The quality of the area would be further increased through the enhanced screening of Bessingby Industrial Estate and therefore there may be some capacity in this area for sensitive development that would achieve this desired result.

### **Area 3 – West of Bridlington; Woldgate to New Pasture Lane**

The area is located at the bottom of the Great Wolds Valley bordered to the south by Woldgate, Bridlington Hospital, Bridlington School and Bessingby Road; to the north of New Pasture Lane; and to the east by residential, commercial and leisure properties that define the urban edge of Bridlington.

#### 3.1 Landscape Character

The area occupies landscape character area 19C – North Holderness Open Farmland and forms the transition between this character area and landscape character area 15A – Gypsy Race Corridor, Rudston to Bridlington.

The regular field patterns are defined by well formed hedgerows with relatively few gaps that are punctuated by several prominent hedgerow trees. The numerous shelterbelts that occur along the boundaries of built development screen buildings, however, large scale developments including the sports centre and Bridlington Hospital are clearly impacting upon the rural character of the surrounding countryside. (Refer to photo plate C.)

Field size increases from being small to medium along the urban edge to being relatively large as the landform rises upwards into the Great Wolds Valley to the west. The Gypsy

Race flows through the valley from the west and through the area north of the hospital and school before entering the town and continuing its course eastwards to enter the sea at Bridlington Harbour. The fields contain a diverse range of land uses that include arable farm land, pasture, recreation, caravan parks, school playing fields and nurseries. This intensive use of the use of the land gives the area the character of developed urban fringe.

### 3.2 Assessment of Quality

Based on the above description this area is assessed to be of ordinary to poor landscape quality, even though the Wolds Valley beyond to the west is of high landscape quality. (See the East Riding of Yorkshire Landscape Character Assessment)

The nature and scale of the built environment dominates the range of natural characteristics that contribute to the Wolds landscape to the east and the course of Gypsy Race towards the edge of Bridlington. The approach along Easton Road to Bridlington has no real sense of arrival and the ribbon development in the form of caravan parks and nurseries appears random and uncontrolled.

The area to the south of Easton Road is designated in the East Yorkshire Borough Local Plan as an Area of Restraint (BRID1). Development appropriate to a countryside location will only be permitted where open character and environmental features are safeguarded.

There are also several landscape detractors in this area that include; the large scale developments that impact upon the urban edge; the pylons that follow the course of Gypsy Race; and the caravan site along Woldgate bound by pre-cast concrete walls which appear prominent within the landscape and further detract from the rural setting and the Roman Road.

As the landscape forms the start of the Great Wolds Valley the local topography affords extensive views of the Wolds landscape and also views over Bridlington. Several discernable landmarks are visible with the most recognisable being Bridlington Priory. (Refer to photo plate C.)

### 3.3 Assessment of Sensitivity and Capacity

This transitional area plays an important role despite the presence of several landscape detractors and it's ordinary to poor quality. It is important to the high quality landscape of the Great Wolds Valley that development in this area does not impact on the quality of the neighbouring landscape.

However, the area does have a relatively high capacity for development that would provide opportunities to better integrate the urban edge with the rural landscape and the Wolds Valley landscape to the west. The capacity for development in this area would primarily be for

outdoor recreational activities including soft landscaping schemes that would soften and screen the large scale developments.

Areas such as the caravan site along Woldgate and the ribbon development along Easton Road have some capacity for redevelopment and infill development where emphasis is placed upon enhancing and reinforcing the character of the landscape setting. Development in these locations should be of a scale and form that integrates with the surrounding landscape.

An area to the north of Easton Road is currently allocated for residential development within the East Yorkshire Borough Local Plan. There is some capacity in this area for some residential development, however any substantial development in this area would significantly increase the zone of visual influence of the urban edge and would also impact upon the Wolds Area of Landscape Protection (Policy EN3, East Yorkshire Borough Local Plan).

#### **Area 4 – Fields Northwest of Bridlington; New Pasture Lane to Bempton Lane**

The area is bound to the north by open high rolling farmland; to the east by Bempton Lane; to the south by residential properties and business units that form the urban edge of Bridlington; to the west by the Great Wolds Valley.

##### 4.1 Landscape Character

The area lies within landscape character area 19C, North Holderness Open Farmland and forms the transition between this character area and landscape character area 13E, Bempton, Grindale and Wold Newton Farmland. To a lesser extent landscape character area 15A, Gypsy Race Corridor, Rudston to Bridlington also contributes to the character of the area extending west from the southern most extent of the assessed area.

The area is characterised by rolling, open arable farmland with medium sized, rectilinear fields defined by relatively tall but gappy hedgerows. Several areas of shelterbelt screen some parts of the urban edge while other parts directly abut the rural landscape. (Refer to photo plate D.)

The area of land immediately adjacent to Pinfold Lane has a more developed appearance and this reflects the greater diversity of land use that includes pasture, arable farmland, recreation and small covered reservoirs.

This area is adjacent to a relatively small industrial estate that is well screened by hedgerows. Several of the smaller fields directly north have neglected farm buildings and old farm machinery scattered within them.

The A165, Scarborough Road follows the bottom of a small valley defined by this area of undulating hillside.

#### 4.2 Assessment of Quality

Based upon the above description, the quality of the landscape is assessed to be good. The area is designated as Wolds Area of Landscape Protection (policy EN3) within the East Yorkshire Borough Local Plan.

The nature of the topography provides interest within this simple, balanced landscape and helps to integrate the urban fringe with the surrounding landscape. (Refer to photo plate D.)

Views into the area from the surrounding landscape are generally channelled through the valley bottom along Scarborough Road with many of the potential landscape detractor, such as Pinfold Lane industrial estate, being screened. Views from the urban edge and over the surrounding landscape are extensive due to the limited shelterbelt planting and the scarcity of trees and woodland blocks.

Pylons which run around the northwest section of Bridlington are apparent as visual detractors within this area.

#### 4.3 Assessment of Sensitivity and Capacity

As an important transitional landscape any development within this assessed area has the potential to significantly affect the character of both the urban edge of Bridlington and the surrounding rural landscape.

The area is therefore sensitive to any development that would adversely affect its generic character and particularly that which would be visually significant from within the zone of visual influence.

As the assessed area is partially screened from the surrounding landscape by the undulating topography and the hedgerow boundaries there is some capacity for sensitive development that would reinforce or enhance the existing character of the area. These areas would be primarily to the north of Bridlington within and around Pinfold Lane Industrial Estate and the adjacent land to the east of this estate.

Part of the area to the north of New Pasture Lane has been allocated for residential development in the East Yorkshire Borough Local Plan. However, any development in this area would significantly increase the zone of visual influence of the urban edge and would also impact upon the Wolds Area of Landscape Protection (policy EN3 in the East Yorkshire Borough Local Plan).

### **Area 5 – Northeast of Bridlington; Bempton Lane to the Railway Line**

The area is bound to the south by shelterbelt planting in front of areas of new residential properties; to the west by Bempton Lane; to the north by open high rolling farmland and Cote Walls Plantation; to the west by the railway line.

#### 5.1 – Landscape Character

The area lies within landscape character Area 19C – North Holderness Open Farmland and forms the transition between this character area and landscape character area 13E – Bempton, Grindale and Wold Newton Farmland.

The area is characterised by gently rolling arable farmland that is divided into regular, large fields by neat, well clipped hedgerows with relatively few gaps and very few hedgerow trees.

The area is partially enclosed to the north by an established deciduous plantation and to the south by shelterbelt planting and the hard urban edge of the residential properties directly east of Bempton Lane. These features serve to channel views through this area. The sense of enclosure and channelled views over the undulating countryside gives a sense of remoteness with few human influences present, even though a substantial area of new housing exists directly south of the shelterbelt.

Towards the east of the area is a relatively large caravan site. Due to local topography views of the temporary buildings within this area are extremely limited.

To the east views are characterised by the large agricultural complex known as the Maltings; the numerous silos and huge industrial scale buildings form a dominant and recognisable landmark, synonymous with the agricultural character of the surrounding landscape. (Refer to photo plate E.)

#### 5.2 Assessment of Quality

Based upon the above description this area has been assessed to be of good landscape quality. The area is in the Wolds Area of Landscape Protection (policy EN3) within the East Yorkshire Borough Local Plan.

The nature of the topography provides interest within this simple, balanced landscape and helps to integrate the urban fringe with the surrounding landscape. The urban edge is well defined in some areas and well screened in others to create a variety of frontages along the northern edge of the town.

The lack of significant areas of built form and structures that are identifiable from public view points together with the successful screening of the new residential estate means that the area retains a predominantly rural character.

Views to the west are open and unrestricted due to the rolling, sparsely vegetated nature of the surrounding wolds landscape.

The Maltings which dominates the views from within the assessed area to the east is the only significant visual detractor in this area. (Refer to photo plate E.)

### 5.3 Assessment of Sensitivity and Capacity

The area has a rural character that is detached from the influence of the large coastal town and as a result it is highly sensitive to any development that would encroach upon this character and the character of the surrounding landscape.

There is therefore very little capacity for development that would impact upon the 'openness' and relative remoteness of the farmed landscape.

The area occupied by the caravan site would potentially have some capacity for small scale sensitive development which would be design to enhance the screening of the Maltings. There is no capacity in this location for industrial scale buildings as these would significantly impact upon the rural landscape through introducing an urban component to the rural setting. There is capacity for infill residential development south of the plantation along the development limit without detriment to the landscape character of the setting of Bridlington in this area.

The enhancement of the dominant characteristics in this area could be reinforced and enhanced through the infilling of hedgerows to further define the rectilinear field patterns. The screening of the Maltings would also serve to reinforce the remote, rural characteristics by reducing the scale and dominance of this industrial looking complex.

## **Area 6 – North of Bridlington; Railway Line to East Coast**

The area is bound to the south by the East Coast; to the west by the railway line; to the north by Jewison Lane; and to the east by Sheeprake Lane, Church Land and Sewerby.

### 6.1 – Landscape Character

The area is located within landscape character area 19C – North Holderness Open Farmland.

Generally the area has the characteristics of intensively managed urban fringe with small regular fields in the north and recreational activities to the south. The fields in the north of this area contain a mixture of arable crop production and improved grassland that is used for pasture. They are defined by mature hedgerows with occasional mature hedgerow trees. A small caravan park is contained within this area and is partially screened by the mature hedgerows.

A sense of enclosure is created by the shelterbelt plantations around boundaries to settlements and along the railway line and also by several blocks of woodland planting which restrict views into and out of the northern part of the area.

The southern section of this area is generally more open and has the character of designed open space; tree and shrub planting directs views out to sea and also towards the tourist facilities at the north east of the town with the landmark Christ Church forming a recognisable landmark on the sky line to the southwest. (Refer to photo plate F.)

The area to the east has several features of historic interest and this area contributes to the setting of these features such as the village of Sewerby which has a conservation area designation and Sewerby Hall and Gardens to the east which is a fine example of an historic parkland estate.

### 6.2 Assessment of Quality

Based upon the description above the landscape quality for this area is assessed to be good. The area is designated as Area of Restraint (BRID1) within the East Yorkshire Borough Local Plan.

The area is an important buffer between Bridlington and Sewerby, serving to prevent urban sprawl and separating the two settlements. It is also the setting for a conservation area and historic gardens and country house, all of which contribute to the aesthetic appeal of the area.

The designed landscape along the coastal section of the area is an important recreational facility for both local and transient communities and forms a quality pedestrian link between the facilities at Bridlington and Sewerby.

The caravan site is a visual detractor; however the majority of this area is screened. This lessens its negative impact.

### 6.3 Assessment of Sensitivity and Capacity

The role of this area as a buffer and transitional zone between Bridlington and Sewerby would be affected by any form of built development. The area serves to prevent urban sprawl, and as such is highly sensitive to development that would encroach upon the natural characteristics and historic setting of the area.

There are good views from within the assessed area particularly along the coastline towards the North Sea and also over the developed coastline. These views may be affected by development. The landscape, therefore, has very little capacity for new development which would be of detriment to the character and quality of the area.

## **Summary**

The quality of the landscape surrounding Bridlington varies as a result of landform, vegetation cover, landscape pattern, and the diverse types of development and land uses on the urban edge. The quality of the surrounding landscape is generally good due to the variety of landform and characteristics that make up the landscape context.

Exceptions include the areas associated with Bessingby and Sewerby that have been assessed to be high quality due to their historic and aesthetic characteristics, the extent of tree cover, the designed characteristics of the landscape and the integration of the urban edge with the surrounding landscape. These areas are particularly sensitive to development that would impact upon their distinctive character and therefore have very little capacity for development other than to restore and enhance the traditional country park character and management traditions.

The area to the northwest has been assessed to be ordinary due to the impact of human activity on the rural character of the landscape. This area would be sensitive to large scale developments that do not respond to the defining characteristics of the surrounding countryside. However, due to the extension into the countryside of human activities and the screening nature of the topography and natural vegetation this area has some capacity for development that would not impinge upon the rural characteristics of the surrounding landscape context. There is the potential in this area to define the urban edge of Bridlington in a sensitive manner.

The small area to the west of Bridlington has been assessed to be of poor quality due to the random nature of the development and the number of landscape detractors within that area. The landscape in this area is sensitive to development that would detract from the surrounding context. The area links Bridlington with the Wolds, however, current land use and visually significant developments do not respect or respond to the characteristics of the landscape context. Therefore this area has the capacity for re-development that would reinforce and enhance the setting of both the Wolds, when viewed from Bridlington and also the urban edge when viewed from the Wolds.

## **General Guidelines:**

Where development is required to meet strategic objectives or local demand it is important to consider the height, scale and form of the buildings and integration of these buildings into the surrounding landscape context. This is particularly true for housing developments where the requirement to meet housing density targets can often overshadow the respect of a development to its surroundings, resulting in significant impact upon the existing character.

New buildings should reflect those in the locality and follow local building styles. Abrupt edges with little or no vegetation at the urban edge should be discouraged. Where existing

vegetation occurs it should be retained and enhanced to create natural, softer boundaries that integrate the development into the surrounding landscape. New planting will need to be resistant to exposure particularly close to the coast. Native species found in the area include gorse, hawthorn and blackthorn bushes, oak, ash, field maple, beech and birch trees. Non native trees found in the area include pine and sycamore.

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

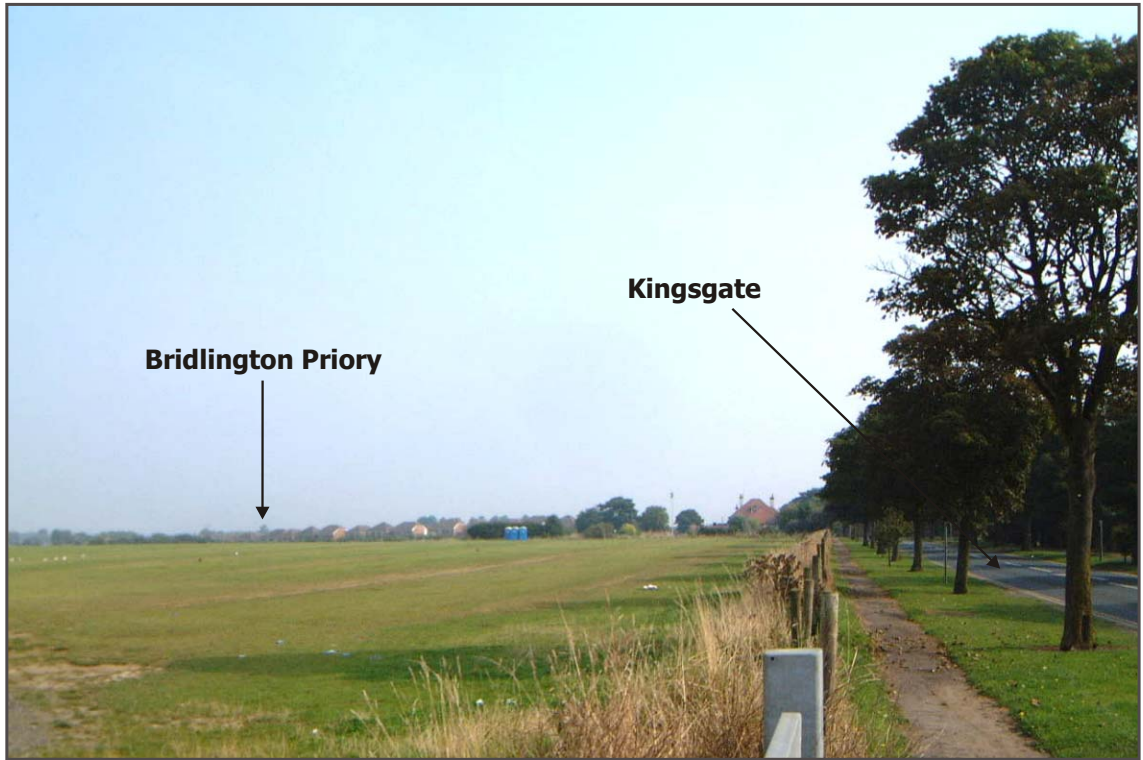
Views of landmark features such as Bridlington Priory should be respected and enhanced. There are several recognised landmark features (e.g. Bridlington Priory and Christ Church) in Bridlington and these are all important features that contribute to the character of the area.

Views of the sea are restricted due to landform, vegetation and built development. However, where there are views of the sea they are important to retain as they contribute to the character of the resort. This is particularly true of views from the town and these views should be actively encouraged and promoted.

# BRIDLINGTON LANDSCAPE ANALYSIS



THIS MAP IS REPRODUCED FROM ORDNANCE SURVEY MATERIAL WITH PERMISSION OF ORDNANCE SURVEY ON BEHALF OF HER MAJESTY'S STATIONERY OFFICE © CROWN COPYRIGHT. 2005. UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS. EAST RIDING OF YORKSHIRE COUNCIL. 100023383



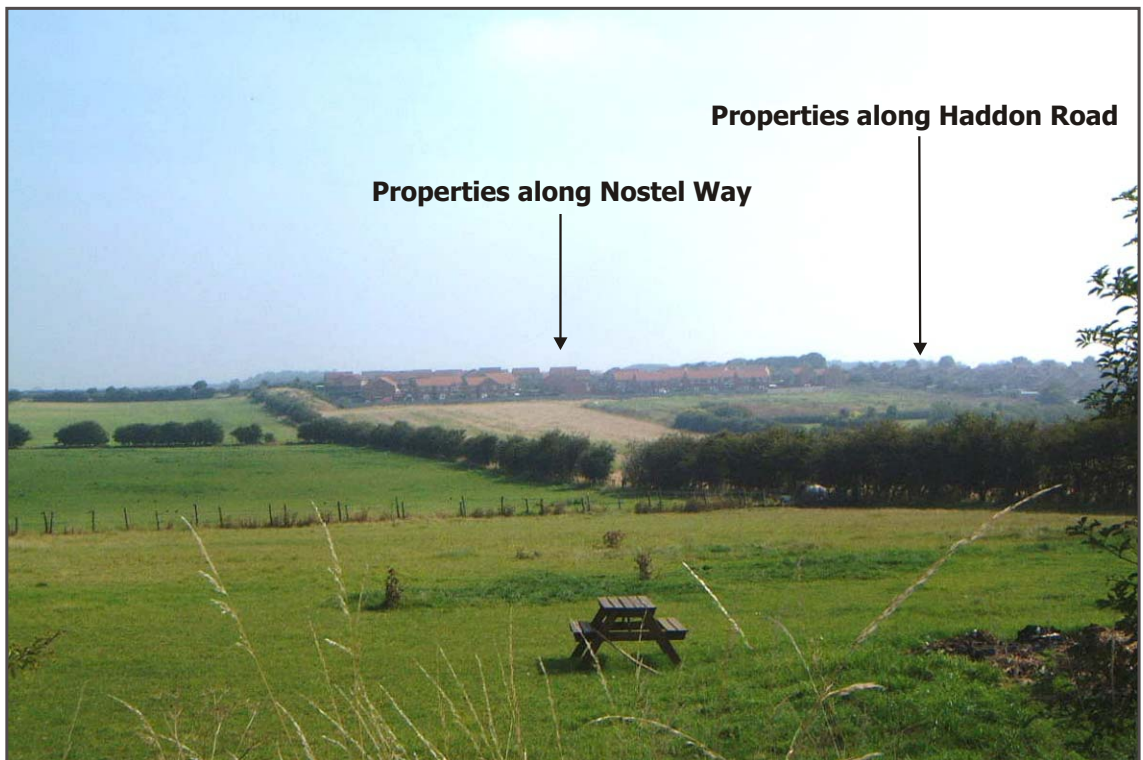
**Plate A:** North view along Kingsgate



**Plate B:** Northwest view from Brick Kiln Balk



**Plate C:** Northeast view from Woldgate



**Plate D:** East West view from Pinfold Lane



**Plate E:** West view from land to the rear of Thorntondale Drive



**Plate F:** South view from land adjacent to Marton Gate