

EAST RIDING OF YORKSHIRE  
LANDSCAPE CHARACTER ASSESSMENT

ELLOUGHTON-CUM-BROUGH



## **ELLOUGHTON CUM BROUGH 1:10000 DETAILED ASSESSMENT**

### **Introduction**

This report describes the landscape character of the setting of Elloughton-cum-Brough 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 a consideration.

### **Landscape Setting**

The landscape setting of Elloughton-cum-Brough is influenced by a variety of landscape characteristics. The settlement is located on the edge of three Countryside Character Areas, namely the Yorkshire Wolds, the Humberhead levels and The Humber Estuary. The Landscape Character Assessment of the East Riding (2005) has identified four landscape character types that contribute to the setting of this town. They are:

- Landscape Character Type 9 – Drained Open Farmland
- Landscape Character Type 11 – Jurassic Hills Farmland
- Landscape Character Type 12 – Sloping, Wooded Farmland
- Landscape Character Type 22 – Farmed Urban Fringe

Land use within this area is a combination of agriculture, recreation and quarrying. Built development on the urban edge includes large scale horticultural buildings north west and south east of the settlement and large scale industrial buildings to the south.

Landform to the south, west and southeast of Elloughton-cum-Brough is flat and low lying. To the north and northeast landform is undulating rising to the Jurassic Hills of on the edge of the Wolds. As a result the landscape setting of the settlement is transitional between different landscape character types.

The River Humber dominates the setting of the town south of the Hull to Selby railway line. Brough Airfield is located in this area and is a private airfield. Construction of a new grade separated junction is on going at the time of the assessment. Once open the area south of the junction will become more accessible and areas are allocated for industrial/ commercial use. To the northeast the A63 marks the limit of urban development.

The area contains historic features. Brough was the location of a Roman Town and a crossing point on the river Humber. Elloughton, to the north of the town has a conservation area.

Development at Brough (to the south) is more recent and there is currently no conservation area here.

Brough golf course and the large gardens of properties to the west of the golf course have good tree cover that contributes the western setting of the town.

### **Description of Visual Envelope**

Elloughton-cum-Brough is positioned between the rising foothills of the southern slopes of the Yorkshire Wolds and the flat landscape of the River Humber Estuary corridor. Views of the settlement from the west are restricted by existing vegetation. The glass houses northwest of the town are not so well screened and extend the visual envelope of the town. From the east the views of the urban edge are more extensive. The landscape in this area is more open with few trees. Views of the factories, including BAE Systems, south of Brough on the north bank of the Humber will be extensive across the River Humber.

From the rising land north and northeast of Brough there are intermittent views of the town but existing vegetation and the A63 play an important role in restricting views of the urban edge.

### **Area 1 – Sand Field / Trinity House Land**

The area assessed is to the northwest of Elloughton and is centred on the Roman Road, 'Cave Road'. The area is bordered by the A63 to the north east, Elloughton and the golf course to the south, Brantingham sands to the south west and Moorside Balk to the north.

#### **1.1 Landscape Character**

The area is located within landscape character type 11, Jurassic Hills Farmland. The area is on the southern most west facing scarp slope of the Yorkshire Wolds and the undulating fields are used for both arable farming and market gardening.

Major land uses within the area include horticulture with large glasshouses and the playing fields around the rugby club. The glasshouses have a low elevation and are reasonably well screened from the surrounding landscape by mature vegetation. Hedgerows within the area are in good condition with few gaps. Recent hedge tree planting has occurred along the road side. No residential development is visible within the area as the near settlements of both Brantingham and Elloughton are screened by mature vegetation around their edges.

The parkland estate trees of Brantingham Thorpe Park are also visible on the rising ground to the north east, along with other large woodland blocks on the rising slopes. In the immediate area large mixed plantation blocks can be seen on Brantingham Common. Other landscape features seen within the area include drainage ditches, minor roads, major roads, telegraph

poles and pylons. Overall the landscape in the area is of a moderate scale and semi enclosed by the rising Yorkshire Wolds to the north.

### 1.2 Assessment of Quality

The landscape quality within this area is assessed as ordinary. The large covered glasshouses and the A63 within the area impact on the quality although these are reasonably well screened from the surrounding landscape by mature belts of vegetation. There are no distinctive features that distinguish the character of this area from the character of the surrounding landscape apart from detractors such as the glasshouses on the edge of Elloughton-cum-Brough. The scale and style of these are not characteristic and the buildings are considered a detractor. However, they are reasonably well screened.

### 1.3 Assessment of Sensitivity and Capacity

The existing edge of settlement is screened by mature vegetation and the surrounding land uses. The glasshouses have impacted on the setting of the town and the Golf Course that contributes to the western boundary of the settlement. However, they are reasonably well screened. The landscape character of this area is considered sensitive to built development that would encroach further on the rural character of the landscape and increase the visual envelope of the town.

## **Area 2 – Elloughton Hill**

The area assessed is to the north east of Elloughton, and runs along the line of the A63 which borders Elloughton-cum-Brough's north eastern edge. To the north the area is bordered by Brantingham Thorpe Park and to the southeast by the village of Welton. The land rises to the northeast to the wooded countryside of Elloughton Wold.

### 2.1 Landscape Character

The area is in the transitional zone between the undulating landscape character type 11, Jurassic Hills Farmland and the steeply sloping Landscape Character Type 12, sloping, wooded farmland to the north eastern edge of the A63. The small and medium sized fields within this area are used for arable on the lower slopes and pasture on the steeper areas.

A large amount of woodland is found on the rising slopes to the north, particularly the parkland areas of Brantingham Thorpe Park and the mixed plantations around Elloughton Wold. Mature well kept hedgerows are also seen along field boundaries with a small number of prominent hedge trees present. Along both sides of the A63, which is in a slight cutting, mature planting helps to screen the road from the surrounding landscape. Apart from the major settlement of Elloughton cum Brough, a farmstead is visible and views to the nearby settlements of Welton and High Hill are screened by vegetation.

Distant views are offered from the bridge over the A63 to the industrial areas on the southern banks of the River Humber. Other landscape features visible include minor roads, major roads, street lamps, telegraph poles, pylons and communications masts. A detractor of the area is the constant traffic noise from the busy A63 trunk road.

## 2.2 Assessment of Quality

The quality of landscape within this area is assessed as ordinary to good. The three fields in the narrow corridor between the A63 and Welton Low Road on the edge of Elloughton, are assessed as ordinary due to their location between the busy road and the edge of the settlement, the area however does have some mature hedges and large hedge trees which are attractive landscape features. The area to the north east of the A63 is assessed as good quality due to the attractive hills rising up north eastwards from the line of the A63. This area is designated as an Area of High Landscape Value within the Beverley Borough Local Plan (policy E10).

## 2.3 Assessment of Sensitivity and Capacity

The area to the north east of the A63, which contributes to the Wolds Area of High Landscape Value, is assessed to have high sensitivity to built development as this type of development would extend the visual envelope of the town and impact upon the characteristics of the rural setting to the northeast.

The area of fields between the A63 and Welton Low Road would have a high capacity for development due to its long linear shape along the north eastern edge of Elloughton. The large mature hedges that surround the area would effectively screen residential development characteristic of this edge of Elloughton (see Photo plate B which is a view across the strip of land between Elloughton and the A63). This area also acts as an important green buffer between the settlement edge and the busy and noisy A63 trunk road. Any development in this area should seek to maintain this characteristic.

## **Area 3 – Elloughton Common / Half Acres**

The area assessed is bordered by the A63 and Welton to the north, open agricultural fields and Pool Beck to the east, the railway line to the south and the settlement edge of Brough to the west.

## 3.1 Landscape Character

The area assessed is within landscape character type 11, Jurassic Hills Farmland, character area C, Elloughton-cum-Brough to North Ferriby Urban Edge Farmland. Landform slopes gently northwards and is generally between 10m and 20m AOD. The area contains a variety of different land uses including the Welton Waters residential area, sports playing fields, a cemetery, horticultural glasshouses and small to medium sized fields that have a mixed land

use of arable, rough grazing and scrubland. No woodland areas are found to the north of the area with several individual deciduous trees along boundaries to built areas and along road sides and embankments.

To the south of the area the open fields which were formerly used for glasshouse's and agriculture are now allocated for residential development and the area is currently undergoing major construction with a large amount of new residential development visible and further areas under construction in the area between Elloughton Beck and Common Lane (see Photo plate C). The fields within this area that are not yet developed have been left as scrubland. No hedgerows or mature trees are visible within the area to be developed which appears to have been cleared of the majority of vegetation that may have been present.

To the east of Common Lane are open agricultural fields used for rough grazing. Mature hedgerows are also found within the area along with associated mature hedgerow trees that frame views towards the Humber Bridge, which is a prominent landscape feature to the east (see photo plate D). Due to the mature vegetation in the area east of Common Lane and its flat low lying topography the area has a moderate scale, enclosed feel. Other landscape features found within the area include footpaths, tracks, telegraph poles, communications masts and the railway.

### 3.2 Assessment of Quality

The quality of landscape within the area to the west of Common Lane is assessed as poor due to its ongoing development and the fact that it appears to have been cleared of the majority of landscape features, such as hedges and trees that would have been present here. The quality of landscape to the east of Common Lane and the horticultural glasshouses is assessed to be good. This is due to mature hedges and trees and its largely unspoilt agricultural character that is enhanced by views of the Humber Bridge, a national landmark. Any redevelopment of the glasshouses should seek to reintroduce characteristics of the surrounding rural landscape and reciprocate the woodland planting to the north of Welton.

### 3.3 Assessment of Sensitivity and Capacity

The area to the west of Common Lane has a low sensitivity and high capacity for development as it is currently being developed and has few landscape features of note. The area to the east of Common Lane would have a medium sensitivity and medium capacity for development that would retain existing landscape features as it is reasonably well screened from the wider landscape. This area however is an important green buffer between the settlement of Elloughton cum Brough and the new industrial areas under construction at Melton.

The field that borders Broadacre Park and Elloughton Park residential developments and Welton Road and Welton Low Road is an enclosed site that is already influenced by urban characteristics of adjacent residential settlement. The area is assessed to have low sensitivity

to high quality residential development that incorporates structure planting and green space to provide a buffer from the road and enhance the existing setting of the town.

#### **Area 4 – Elloughton Ings / Airfield**

The area assessed is centred on the airfield to the south of Brough and is bordered by the railway line to the north, Common Lane to the east, the River Humber to the south and the BAE factory site to the west.

##### 4.1 Landscape Character

The area is within landscape character type 22, Farmed Urban Fringe of the Humber Estuary Landscape character type, and is dominated by the major land use of the airfield which is linked to the BAE factory. The large area around the airfield consists of flat open grassland with no trees or hedgerows. To the north of the airfield are small fields used for arable production surrounded by mature hedgerows and hedgerow trees.

Two large lakes, used for recreational sailing, are found to the east of the area at Welton Ings. Other leisure activities available within the area include the Trans Pennine Trail which runs along the raised embankments of the River Humber foreshore. The riverbanks also prevent views out over the estuary. There are no significant blocks of woodland within the area apart from Oak Plantation within the boundary of the airfield site.

No residential development is present in this area. The residential edge of Brough borders the area to the northwest. Other landscape features visible within the area include drainage ditches, footpaths, lanes, communications mast and telegraph poles. Views are possible to the rising ground to the north of the new residential areas under construction which are highly visible due to the lack of vegetation cover in the area.

##### 4.2 Assessment of Quality

The quality of landscape within this area is assessed as ordinary to poor. The landscape is of a poor quality in the centre of Elloughton Ings around the airfield due to the lack of landscape features. The landscape is of an ordinary quality around the fringes of the area, these areas are the fields to the north, between the airfield and the railway, the area to the east around Welton Ings and the foreshore to the south of the airfield.

##### 4.3 Assessment of Sensitivity and Capacity

Overall the area has a low sensitivity and a high capacity to accept development due to the lack of any major landscape features of note and due to the developed characteristics of the airfield that share more with urban character than rural character. It would be important to retain the few existing landscape features that are currently present in the area if development were to take place. The northern sections of the area are allocated within the

Beverley Borough Local Plan for Industrial / Commercial development. However the extension eastwards of the existing industrial influence, the BAE factory, would potentially integrate with the allocation at Welton, serving to create a massing of large industrial buildings which would significantly adversely impact upon the surrounding rural landscape characteristics. Development in this location should seek to reintroduce the small field patterns found at the north of the airfield and prevent the accumulation of mass large scale development.

### **Area 5 – Brantingham Sands**

The area assessed is located to the west of Brough and is bordered by the River Humber and the railway line to the south, open agricultural land to the west and Cave Road and woodland blocks to the north and east. To the west are large residential properties with larger gardens and Brough Golf course.

#### **5.1 Landscape Character**

The area is located within landscape character type 9, Drained Open Farmland, and the flat agricultural landscape contains medium to small sized pasture and large arable fields. There are few trees apart from Avenue Plantation, and along the boundaries of the properties on Cave Road. The belts of mature trees along this western fringe of Brough screen the settlement from the wider countryside. There are no designed spaces within the area but Brough golf course borders the area along Cave Road to the north east.

Few hedgerows are found within the area apart from on the eastern edge where these have matured to form small belts of trees. No buildings are found within the area although industrial, commercial and new and old residential are found around the western fringe of Brough to the east. A number of drainage ditches are also found within the area in particular Ellerker Drain and Brantingham Drain. Other visible landscape features include tracks, street lamps, telegraph poles and communications masts.

The area has a small scale feel as a result of the small and medium fields used for pasture which contain mature hedgerows on the western fringe of Brough; however the areas further west are more exposed with large scale views towards the River Humber. Views towards the river are interrupted by the embanked railway line and river embankments on which the Trans Pennine Trail footpath passes.

#### **5.2 Assessment of Quality**

The area is assessed to be of an ordinary to good landscape quality. The landscape is of a good landscape quality on the immediate fringe of Brough as this area contains mature fragmented hedgerows and small mature belts of woodland. This area forms an attractive transitional zone between the intensively farmed arable agricultural landscape to the west and the settlement edge of Brough to the east. The landscape to the west of Brantingham

Drain is assessed as ordinary as this is typical of the open agricultural landscape found within the area.

### 5.3 Assessment of Sensitivity and Capacity

Due to the open aspect of the area and as it is well screened from the existing developed areas of Brough; the area would have a high sensitivity to built development and a low capacity to accept development without detriment to the open character of the rural landscape. If development did occur it would be largely screened from existing developed areas of Brough to the east, provided existing mature vegetation is retained, but development would be highly visible from the open agricultural areas to the west. There may be capacity for sensitive residential development within the land associated with existing properties along Cave Road which would increase housing density with minimal impact upon existing landscape characteristics.

### **Summary**

The landscape setting of Elloughton cum Brough is varied due to its location at the boundary of four different landscape character types. The settlement edge is largely defined and well screened to the west and northwest by existing mature vegetation. This is in contrast to the settlement edge to the east which is set amongst a landscape that has varying land uses and a lack of vegetation cover. The settlement boundary of Elloughton cum Brough is also largely contained to the north by the rising foothills of the Wolds and to the south by the River Humber. This puts pressure for development on the eastern and western fringes, and the eastern fringe overall is of a lower landscape quality due to development taking place and the different land uses within this area. This area to the east has generally been assessed to have the lowest sensitivity to development as it is reasonably well contained and is already influenced by urban characteristics.

### **General Guidelines**

Existing development pattern within Elloughton-cum-Brough has been of a largely uniform nucleated pattern moving out from the historic centres of Brough and Elloughton resulting in the two settlements merging. As both centres have expanded as far as they can north and south, the eastern and western fringes will come under increased pressure. The golf course and large mature gardens on the western fringe form an attractive green transitional zone which should be retained.

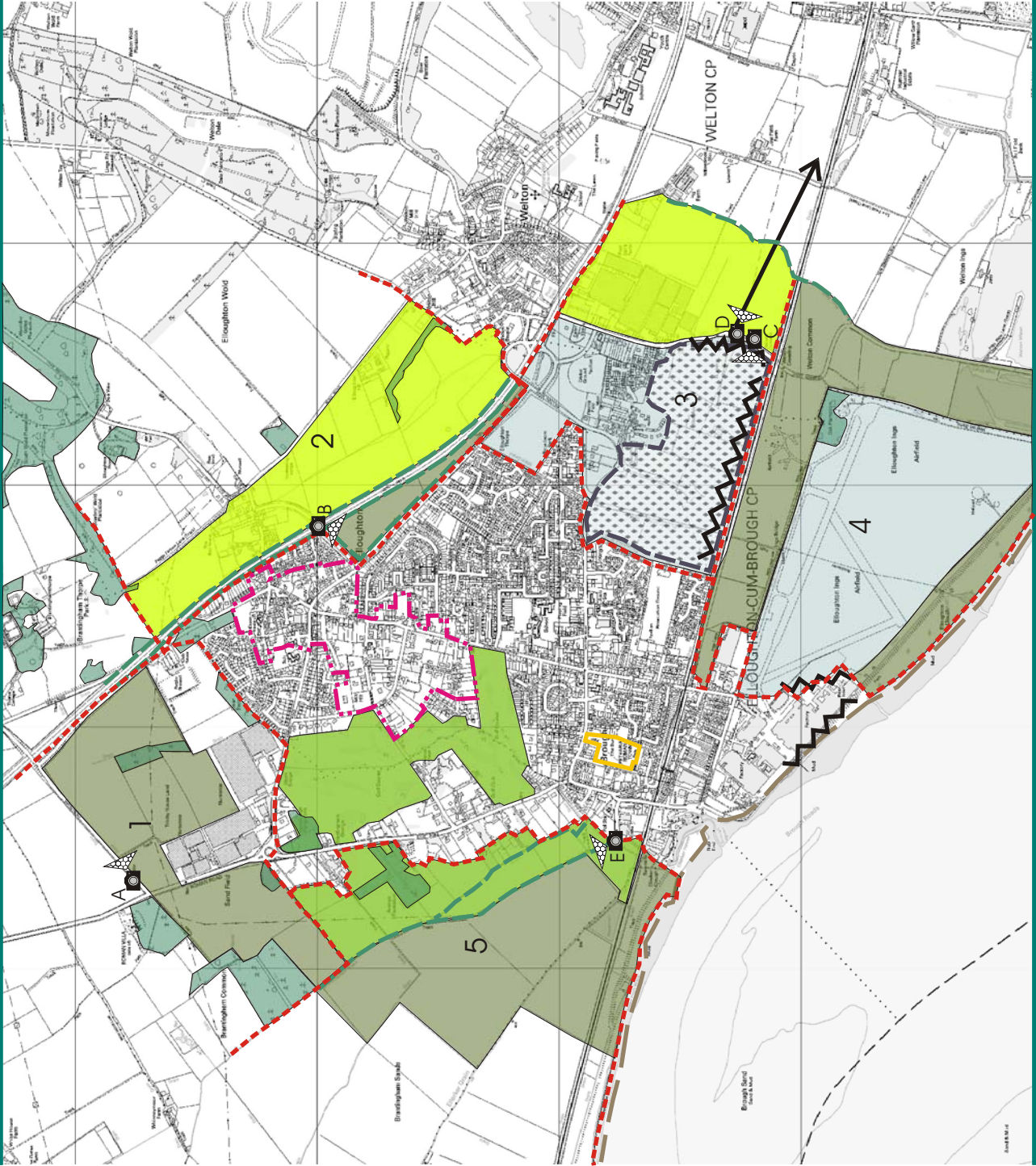
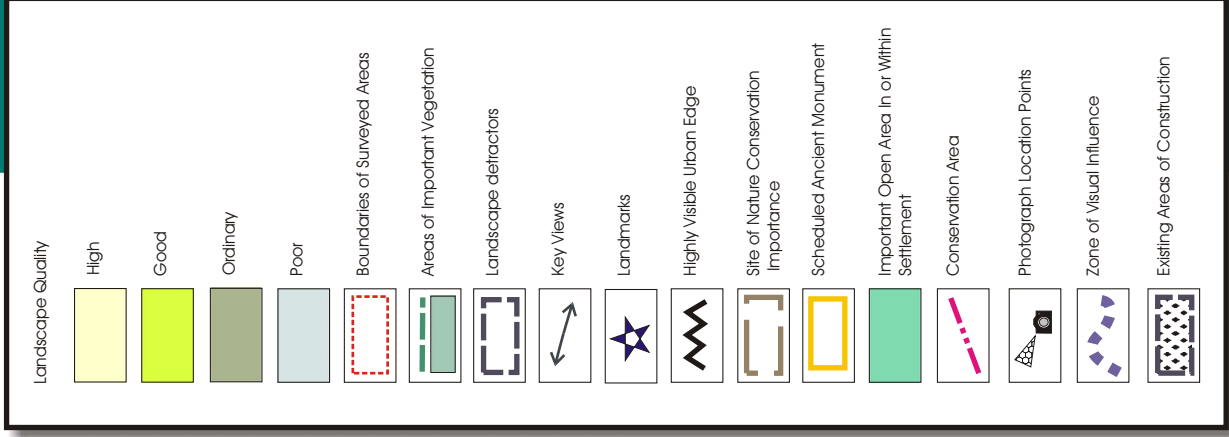
Where development has to take place on green field sites to the east of the settlement it would be advisable to retain the existing hedgerows (where these form the field boundaries) and utilise these within the design of new developments such as for garden boundaries. Existing woodland blocks, field and hedge trees should also be retained and protected and incorporated into development layout. Structure planting to enhance existing woodland and

tree cover and aid the integration of development with the surrounding landscape should be included in development proposals.

Where development borders the open countryside it would be beneficial to have transitional zones around the edge of new settlement and industry to help integrate the development with the surrounding countryside and enhance the setting of development. This would help to integrate it with the surrounding landscape; the zones could be in the form of linear parks and paths around new development, or planting semi mature trees within the gardens around the edge of new development, or introducing landscape features that are characteristic within the area.

Consider sites that are infill rather than extending built areas into the wider landscape, sites that are already surrounded by a variety of different land uses are likely to be less sensitive to detrimental change as a result of development. This would utilise the existing screening properties of existing development and associated vegetation.

# ELLOUGHTON CUM BROUGH LANDSCAPE ANALYSIS



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**Plate A: View looking north east along 'The Outgang' towards Brantingham Thorpe Park and the Yorkshire Wolds**



**Plate B: View from Dale Road over the A63 looking south towards Elloughton**



**Plate C: View looking west from Common Lane towards the new residential development at Elloughton Common**



**Plate D: View looking east from Common Lane over Welton Common towards the Humber Bridge**



**Plate E: View looking north west from Station Road industrial estate in Brough**