

EAST RIDING OF YORKSHIRE  
LANDSCAPE CHARACTER ASSESSMENT

HEDON



## **HEDON 1:10000 DETAILED ASSESSMENT**

### **Introduction**

This report describes the landscape character of the setting of Hedon 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**

Hedon is a small market town situated to the east of Hull on the A1033. The landscape setting of Hedon consists of medium to large sized fields that are bound by a combination of hedgerows and ditches. The condition of the hedgerows varies and tends to be good along roadsides and other rights of way.

The settlement is located in the Holderness Countryside Character Area and two landscape character types identified in the East Riding of Yorkshire Landscape Character Assessment contribute to its setting. They are landscape character type 17, Urban Fringe Farmland and landscape character type 19, Open Farmland.

The agricultural land between Hedon and the urban edge of Hull plays an important role in separating the town from the city. However, the landscape in this area has a relatively open character with low hedgerows and few trees generally. The edge of Hull can be seen and Industry at Salt End to the west is prominent of the skyline. Much of the area around the edge of Hedon is covered by Policy Env 31, Open Space between Settlements in the Holderness District Wide Local Plan. The policy aims to maintain separation between settlements.

Hedon Haven is a watercourse that passes along the southern edge of the town and runs into the River Humber east of Salt End and southwest of Hedon. This water course was once navigable and Hedon was a port during the medieval period. The town was established during the medieval period and is a planned medieval town. The most notable feature dating back to medieval times is St Augustine's Church. However, there are a number of scheduled monuments that are linked to the medieval history of the town. These monuments include a former watercourse, wharfs and harbours that have since silted up as well as medieval defences. The town also has two conservation areas that are also linked to its historic

development. The landscape setting of the town is also important to the setting of these historically important areas.

The Withernsea Hull Railway Line was opened in 1854 and closed in 1964. The line of the railway remains an important landscape feature to the north of the town and has acted as the development limit to the north.

### **Description of Visual Envelope**

The most prominent landmark in the area is St Augustine's Church at Hedon which can be seen across the open farmland from a distance. However, the urban edge of the town is quite well concealed. To the north a disused railway line that is well wooded screens the town. To the south the A1033 Hedon Bypass provides a screen to views of the urban edge. The most extensive views of the urban edge are from the south east looking northwest where new residential development has extended the visual envelope of the edge of the town. However, hedgerows and trees have been retained and over time will help to screen and integrate the residential development.

Views of the church from the east looking west are affected by the backdrop of industry at Salt End. The views of the church that are not affected by this back drop are all the more important as a result.

### **Area 1 – Northwest of Hedon**

The area assessed is located south of the dismantled railway line and north of development on New Road and encompasses the area known as Twyers Hill.

#### **1.1 Landscape Character**

The area is located in landscape character area 17A, Hedon, Preston, and Bilton farmland identified in the East Riding of Yorkshire Landscape Character Assessment. This area is an open agricultural landscape that is influenced by the urban edge of Hull to the west. Twyers Hill is a local high point and the edge of Hull cannot be seen from the lower lying area to the east of the hill.

Immediately north of the built urban edge are several small fields that have mature hedgerow boundaries containing hedgerow trees that effectively screen the built development to the south. This area includes a scheduled monument and part of a conservation area. The historic significance of this area and its well wooded character contribute to the setting of Hedon.

A large grass field is located between the dismantled railway line and the small fields on the northern edge of the town. The mature vegetation on the Withernsea Hull dismantled railway line forms the boundary of the area to the north.

### 1.2 Assessment of Quality

This is a good quality landscape on the edge of town that has a high landscape value. The railway line is a public right of way that is well used and there is a footpath link to the town across Twyers Hill. The scheduled monument has protected the area from the encroachment of urban influences and has helped maintain the quality of the landscape on this side of town. Further west the landscape quality becomes ordinary quality as the landscape becomes more open and views of Salt End and Hull are detractors on the skyline.

### 1.3 Assessment of Sensitivity and Capacity

This area has high sensitivity to development that would affect the setting of the scheduled monument, the conservation area and the town. Any change of use in the area would potentially affect its character. Therefore the area is assessed to have low capacity for development in landscape terms. The area is protected by policy EN31, Open Space between Settlements in the Holderness District Wide Local Plan.

## **Area 2 – West of Station Road**

This area is located north of the railway line to the west of Station Road between Hedon and Preston. The area is outside the development limit of Hedon although there are a number of buildings along the road that effectively link the two settlements.

### 2.1 Landscape Character

This area is located in the transitional area between landscape character area 17A Hedon, Preston and Bilton Farmland and landscape character area 19E Hedon to Withernsea Farmland. The area includes a scheduled monument. Fields are small and regular close to the road and houses and become larger to the west. There is evidence of ridge and furrow in the area indicating medieval cultivation. Hedgerows mark the field boundaries and are fragmented in places. To the south the vegetation on the dismantled railway screens views of the town.

### 2.2 Assessment of Quality

The landscape in this area and the role it plays in separating the settlements of Hedon and Preston is affected by development that has taken place along the road. However, the area does have historic importance and tree cover is relatively good. Therefore quality is assessed to be good.

### 2.3 Assessment of Sensitivity and Capacity

The sensitivity of this area to development that would result in further coalescence between settlements is high. The area is covered by policy EN31, Open Space between Settlements in

the Holderness District Wide Local Plan reflecting its importance as a strategic gap between settlements. Therefore the area is assessed to have high sensitivity to built development and there is low capacity for new development in the area with out detrimental change to the rural character of this open space between settlements.

### **Area 3 – East of Station Road**

The area is located east of Station Road and north of the dismantled railway line that marks the northern extend of the development limit of Hedon. Photo plate B is a view across this area from the road between Preston and Hedon.

#### **3.1 Landscape Character**

The area is located in landscape character area 19E, Hedon to Withernsea Farmland, in the East Riding of Yorkshire Landscape Character Assessment. The area includes medium sized arable and grass fields that have hedgerow boundaries. There is an area of fishing lakes adjacent to the railway line that is designated an important open area adjacent to the settlement in the Holderness District Wide Local Plan (Policy ENV33). Views of the urban edge are restricted by mature vegetation around the fishing lakes and along the railway line. Land is flat and low lying at the urban edge rising gradually north eastwards towards Magdalen House.

Magdalen Hill is a high point in the area and is the location of a council depot. There is a communications mast in the area.

#### **3.2 Assessment of Quality**

Overall landscape quality is assessed to be good to ordinary. The area plays an important role in separating Hedon and Preston. Vegetation cover helps screen views of the urban edge and the recreation use of the fishing ponds contributes to the value of the area as a local resource. The depot at Magdalen Hill is a potential detractor in the rural landscape but it is reasonably well screened.

#### **3.3 Assessment of Sensitivity and Capacity**

The area to the west of Magdalen Hill is covered by policy EN31, Open Space between Settlements in the Holderness District Wide Local Plan. New built development in this area would impact on its role in separating two settlements and would also introduce urban influences into the open countryside. The dismantled railway line currently forms a distinct boundary to development and encroachment beyond the line would affect landscape character.

#### **Area 4 – North east of Hedon**

This area is located between the B1362 south of Magdalen Hill and northeast of the dismantled railway line. Photo plate C is a view across this area towards the town and shows that the urban edge is quite well screened by existing vegetation.

##### 4.1 Landscape Character

The area is located in landscape character area 19E, Hedon to Withernsea Farmland, in the East Riding of Yorkshire Landscape Character assessment. Land is flat and low lying with medium and large arable fields that have fragmented hedgerow boundaries. Vegetation along the dismantled railway line screens views of the urban edge. Plate C is a view across the arable farmland towards the town.

##### 4.2 Assessment of Quality

Landscape quality is assessed to be ordinary. There are no particularly distinctive features in the area which is typical of the open arable landscape of Holderness.

##### 4.3 Assessment of Sensitivity and Capacity

The area is assessed to have a high sensitivity to built development due to its openness. New development in this area would potentially considerably increase the visual envelope of the town and result in encroachment of urban influences into the open countryside.

#### **Area 5 – Southeast Hedon**

The area is located south of the railway line and east of new residential development on the edge of the town. Photo plate D is a view of the new residential development adjacent to this area.

##### 5.1 – Landscape Character

The area is located in landscape character area 19E, Hedon to Withernsea Farmland, in the East Riding of Yorkshire Landscape Character assessment. Fields are medium to large in size and are generally regular in shape with the occasional meandering natural water course that interrupts the regular pattern. Hedgerows and drainage ditches mark field boundaries. There are few trees and the edge of new residential development is visible in the landscape.

##### 5.2 Assessment of Quality

This area is assessed to be ordinary in quality as it lacks distinctiveness. However, it does play a role in preventing the coalescence of Hedon with Thorngumbald to the southeast and

is covered by policy EN31, Open Space between Settlements in the Holderness District Wide Local Plan reflecting its importance as a strategic gap between settlements.

### 5.3 Assessment of Sensitivity and Capacity

The area is assessed to have high sensitivity to built development that would result in an extension of urban influences into the open landscape between settlements.

## **Area 6 – The Grange, south of Hedon**

This area is located on the southern edge of Hedon east of Sherriff Highway and north of the A1033 Hedon bypass. Plate E is a view of this area from the bypass to the south.

### 6.1 – Landscape Character

The area is located in landscape character area 19E, Hedon to Withernsea Farmland, in the East Riding of Yorkshire Landscape Character Assessment. Fields are medium in size with hedgerow and ditch boundaries. Askholme Hill nurseries are the main buildings in the area. Tree cover is concentrated along the urban edge and at the nurseries. This is an area of farmed landscape between the A1033 and the urban edge of Hedon that is a mix of arable and grass fields. Views of the urban edge are intermittent screened in places by hedges and trees.

### 6.2 Assessment of Quality

Landscape quality is assessed to be ordinary as there are no distinctive features in the area. The area does provide the rural setting to the south of Hedon.

### 6.3 Assessment of Sensitivity and Capacity

The eastern part of this area is covered by policy EN31, Open Space between Settlements in the Holderness District Wide Local Plan reflecting its importance as a strategic gap between settlements. The area is sensitive to development that would extend urban influences into the open farmed landscape of Hedon. However, there is capacity in smaller fields adjacent to the edge of Hedon that have mature hedge boundaries to accommodate residential development that would be screened from views. This area is allocated in the Holderness Local Plan for housing. The development of this area should seek to retain and strengthen hedgerow boundaries and tree planting to minimise sensitivity of the landscape to development proposals.

### **Area 7 – Recreation area south of Hedon**

This area constitutes formal recreation grounds, allotment gardens and grassland on the southern edge of Hedon. The recreation area extends northwards into Hedon as far as New Road.

#### 7.1 – Landscape Character

The eastern part of this area and the open space extending north into Hedon is a Scheduled Monument. As a result the area has been protected from development and is important to the setting and historic context of the town. The area is also a designated recreational space in the local plan. To the south is Hedon Haven, a watercourse that links to the River Humber and was navigable during the medieval period when Hedon was a thriving port. Residential development has taken place on the area to the west of the scheduled monument. The scheduling is related to the medieval harbour.

#### 7.2 Assessment of Quality

This is a high quality area that contributes to the historic character of the town. Vegetation along field boundaries in this area helps to screen the urban edge from the surrounding countryside. The historic context of the area which also provides a green wedge into the town make this area distinctive although historic features are not visible.

#### 7.3 Assessment of Sensitivity and Capacity

The area has high sensitivity to development that would affect the Scheduled Monument and its landscape setting. Development would also potentially adversely affect the character of the setting of the town which is well screened by existing vegetation in this area. There is an allocation for residential development to the west of this area on the urban edge and land adjacent to that is reserved for education. These areas are outside the boundary of the scheduled monument. Development has begun and there is capacity for this in landscape terms provided it does not encroach onto the scheduled monument and that existing vegetation is maintained and enhanced with appropriate planting.

### **Area 8 – Southwest Hedon Farmland**

The area is located southwest of Hedon west of Sherriff Highway and includes land both sides of the A1033 Hedon Bypass. Hedon Haven is a water course that is important to the character of this area and the Scheduled Monuments that are found along the boundary of this area. Plate F is a view of this area from the bridge to the east, south of Hedon.

### 8.1 – Landscape Character

The area between the bypass and the urban edge is enclosed by hedges and tree planting on the bypass and by the built edge of the town. This area is allocated for employment and has planning permission. Southwest of the bypass the open arable landscape affords extensive views south and west towards Salt End. The bypass has dissected field pattern and allocations to the western edge of town mean that the bypass will become the development limit in this area.

Hedon Haven is an important historic feature in this area and land either side of the Haven northeast of the bypass is a designated Scheduled Monument.

### 8.2 Assessment of Quality

The landscape quality of this area is assessed to be ordinary. There are no distinctive features or characteristics to distinguish this area. However, the historic value of Hedon haven and its associated Scheduled Monuments is considered to be high.

### 8.3 Assessment of Sensitivity and Capacity

The area of allocated land between the urban edge and the bypass to the north does have some capacity to accept development without detriment to landscape character so long as the historic character and setting of scheduled monuments is respected. The landscape of the area south of Havenside and north of the bypass is more sensitive to development because it provides the setting to the scheduled monument and is an area where development integrates well with the adjacent landscape.

Screen planting would be required to reduce the impact of development proposals in these areas. The scale of development is also important. Currently the area contains very little commercial development and the area would have a higher sensitivity to change as a result of commercial development than for residential development.

The area southwest of the bypass is covered by policy EN31, Open Space between Settlements in the Holderness District Wide Local Plan reflecting its importance as a strategic gap between settlements. Development on the southwest side of the bypass would extend urban influences into open countryside. Therefore this area has high sensitivity to built development or changes in land use that would require urban features such as lighting or infrastructure.

### **Summary**

The quality of the landscape setting of Hedon is generally good with some areas that are ordinary in quality. The urban edge of the town is well defined to the north by the dismantled railway line along which trees and vegetation have matured providing an effective screen to development. To the south the urban edge is less well defined and the fields between the edge of town and the bypass may come under pressure for development. One such field to the west is already allocated.

This historic importance of the town is reflected in the number of scheduled monuments that are linked to the town's medieval origins. The historic characteristics that remain such as the small scale field pattern on the urban edge in area 1, the ridge and furrow earthworks in area 2 and the scheduled monument and Hedon Haven help to contribute to the distinctiveness of the landscape character around this settlement.

In fill residential development has taken place along the urban edge, avoiding statutory designations. There is limited capacity remaining for development that would not affect the landscape setting of the town. The area on the south west boundary of the town east of the A1033 bypass has been allocated for industrial development. This would affect the setting of the town from the east particularly as at present there is very little commercial development on the urban edge and this is the first site seen when approaching Hedon from the west.

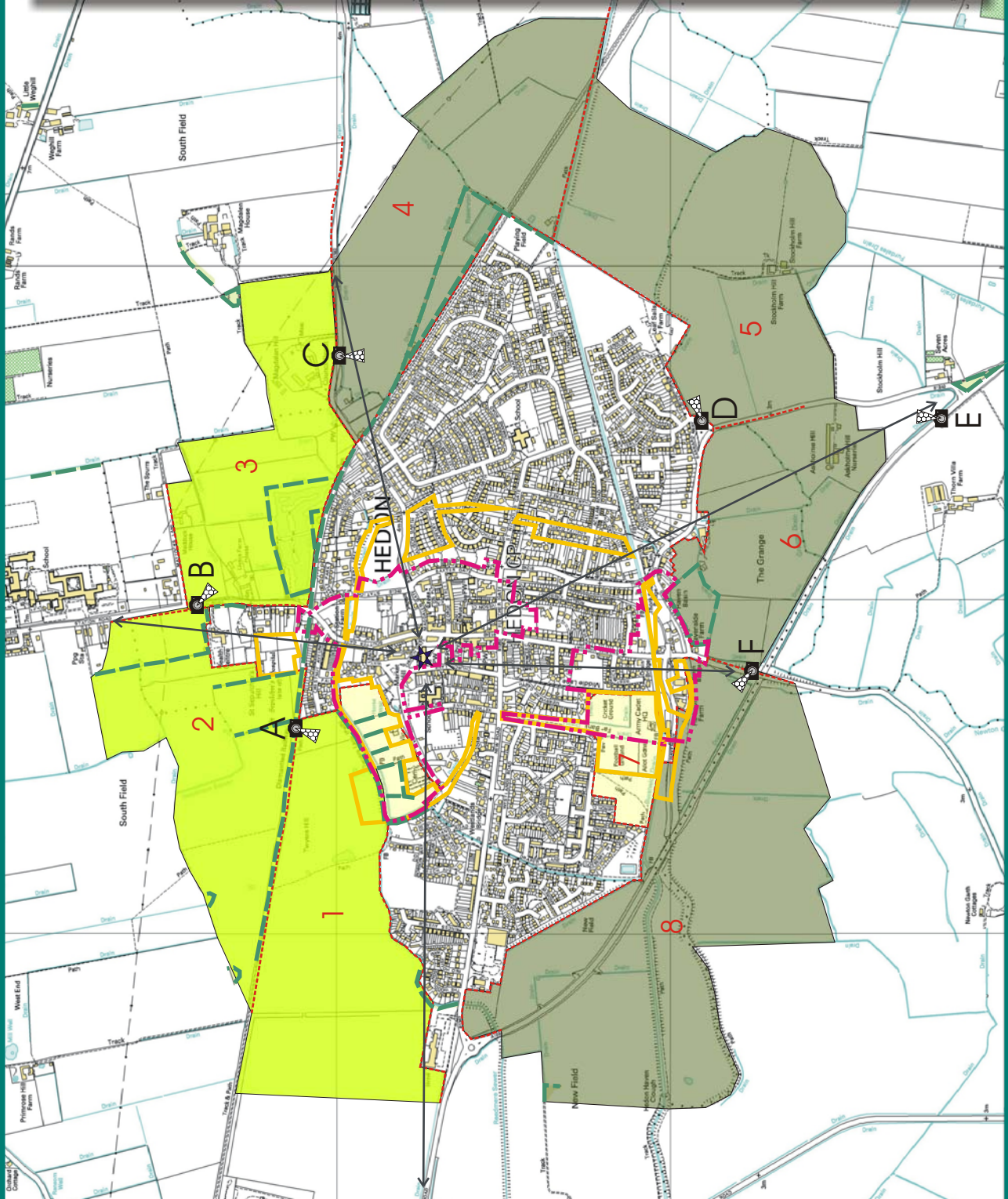
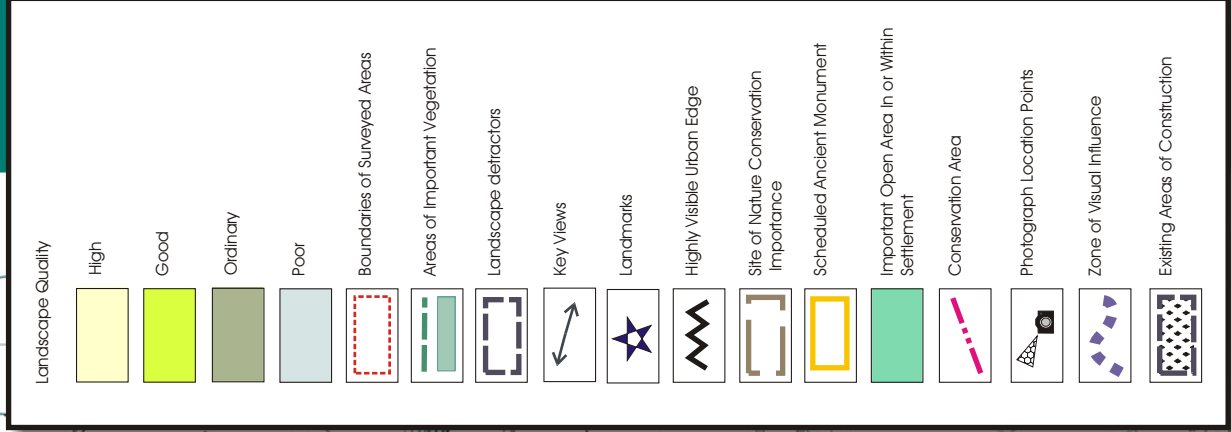
### **General Guidelines:**

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. The character and setting of scheduled monuments and their contribution to landscape character is a particular consideration when assessing development proposals for Hedon.

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.

Development should take account of, retain and enhance existing landscape features that contribute to character and quality such as hedgerows, trees, landmarks and views. In particular views of St Augustine's church should be protected and enhance.

# HEDON LANDSCAPE ANALYSIS



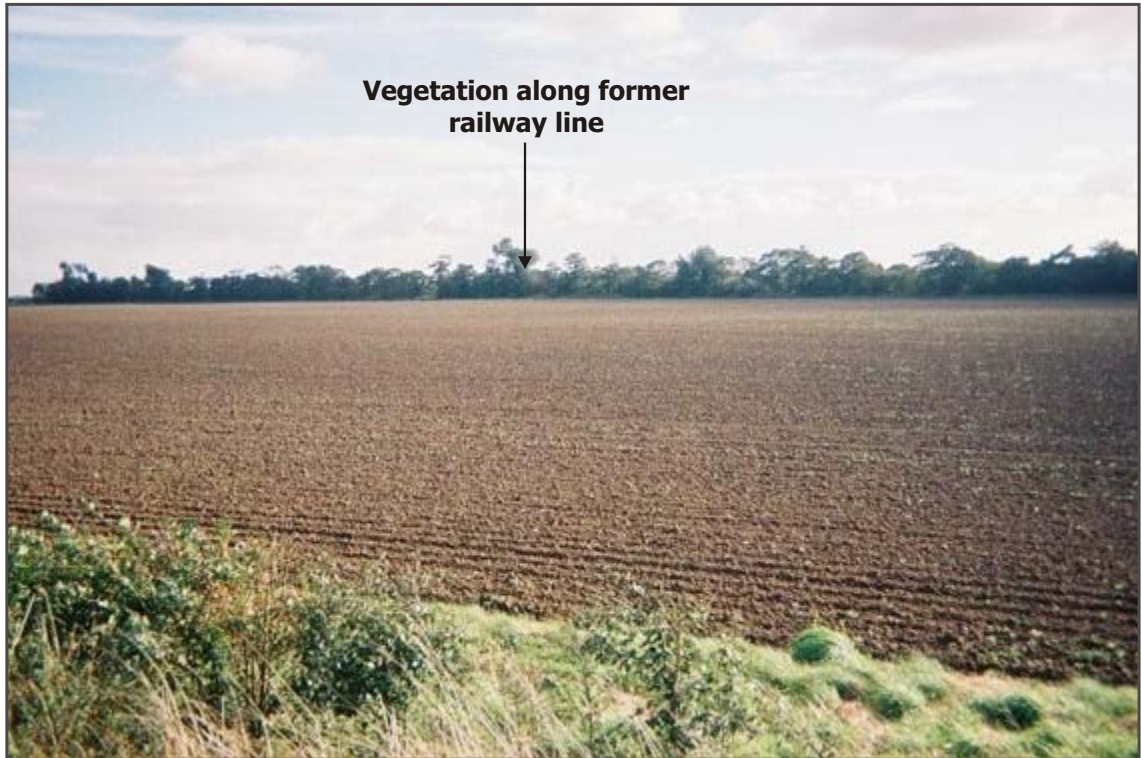
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**Plate A:** View from dismantled railway line looking towards Twyers Lane



**Plate B:** View southeast from Preston Road



**Plate C:** View south from the A1032



**Plate D:** View east from Cleeve Road junction with Thorne Road



**Plate E:** View north from A1033



**Plate F:** View west from minor road bridge over the A1033