

EAST RIDING OF YORKSHIRE
LANDSCAPE CHARACTER ASSESSMENT

MARKET WEIGHTON

MARKET WEIGHTON 1:10000 DETAILED ASSESSMENT

Introduction

This report describes the landscape character of the setting of Market Weighton 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, including fields within the centre of Market Weighton. However, the importance of links between urban green space and the surrounding countryside is a consideration that contributes to the character of the town.

Landscape Setting

The landscape setting of Market Weighton is influenced by a variety of landscape characteristics and three landscape character types have been identified in the East Riding Landscape Character Assessment that impact upon and contribute to the setting of this market town. They are:

Landscape Character Type 1 – Flat Open Farmland;
Landscape Character Type 10 – Complex Sloping Farmland; and
Landscape Character Type 13 – Open, High, Rolling Farmland.

Market Weighton is a small market town that includes several fine examples of Georgian and Victorian buildings that together with more modern buildings forms a nucleated settlement. Historic maps show that the town originally developed as a linear settlement along Yorkgate, Market Place, High Street and Routhgate. The settlement is bypassed to the south by the A1079 which acts as the southern most development boundary. There are a number of fields that remain undeveloped between the edge of town and the bypass. Industrial development tends to be concentrated along Holme Road and York Road to the west. The town centre retains its historic character and this has been helped by the bypass.

The surrounding landscape to the west, north and south is generally flat farmland with a mixture of arable and pasture land that form medium sized, rectilinear fields that are defined by mature hedgerows with several hedgerow trees.

To the south and west of Market Weighton the landscape is predominantly flat and open with sparse tree and woodland cover. This extensive landscape is characterised by medium sized, regular shaped fields with a combination of intact and fragmented hedgerows.

To the north and east of the town the landscape is characterised by the sloping farmland that forms the transition between the Vale of York and the Yorkshire Wolds. This landscape is characterised by irregular field patterns and greater woodland and tree cover.

Description of Visual Envelope

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.

Area 1 – Southeast and east of Market Weighton; Sweep Road to York Road

The area assessed is bordered to the east by Sweep Road; to the south and west by the A1079 and to the north by York Road.

1.1 Landscape Character

The area is located within landscape character type 1 – Flat Open Farmland and landscape character area A – Market Weighton Farmland.

This area that forms the open space between the urban edge of Market Weighton and the A1079 (Market Weighton By-pass) is characterised by small, flat, rectilinear field patterns defined by fragmented hedgerows that are not well maintained. There are few individual trees, however clumps of trees and shelterbelts can be found along the boundaries of the residential and industrial developments.

Land use is a mixture of arable crop production and pasture with hedgerow field boundaries highlighting the rectilinear field pattern. Hedgerow trees are present and contribute to screening of development that encloses the area including industrial development along Holme Road and York road. There are recent housing developments abutting parts of this area and at the time of this assessment construction work was being carried out in the area of Skelfry Beck and York Road and also within the industrial area off Holme Road and York Road.

1.2 Assessment of Quality

Based on the above description, the quality of the landscape of this area is assessed to be ordinary to poor. The areas that remain undeveloped are dominated by industrial and agricultural scale buildings and also by the Market Weighton by-pass to the south.

Views from this area to the landscape to the south and west are restricted due to the vegetation planted along the by-pass. Views to the north are channelled through the large scale buildings.

The area occupied by the cemetery and the agricultural land to the east has a more rural feel which contributes to its slightly higher quality in comparison to the rest of the area. However this pleasant characteristic is overshadowed by the industrial units along Holme Road.

1.3 Assessment of Sensitivity and Capacity

Much of this area between the bypass and the edge of Market Weighton is subject to various planning commitments including both existing and proposed residential and commercial development, identified in the East Yorkshire Borough Local Plan. The contribution the area makes to the rural setting of the town is impacted upon by the bypass and existing development. As a result there is capacity for the area to accept built development without further adversely impacting upon the setting of the town providing the appropriate design and mitigation measures are used. This would include ensuring new development occurs tight to the line of existing development to prevent urban sprawl across the area and the inclusion of screen planting and retention of existing vegetation in scheme proposals.

Area 2 – Northeast of Market Weighton ; York Road to Londesborough Road

The area assessed is bordered to the south by York Road; to the west and north by the Wolds landscape; and to the east by Londesborough Road.

2.1 Landscape Character

This area occupies landscape character area 1A - Market Weighton Farmland and landscape character area 10H – West Facing Scarp Slope.

The flat open farmland of this area includes a large area of woodland plantation and neat, fragmented hedgerows which define the small to medium sized regular field pattern. The area extends north and forms the transition between the Vale of York and the Yorkshire Wolds and contains scattered farmsteads and individual residential properties. A dismantled railway runs through the area although the line of the railway is fragmented and parts have been returned to agricultural use. The urban edge is reasonably well defined in this area. Mature Trees around properties and grass fields west of Londesborough Road are a feature in this otherwise relatively open area with few trees.

Property boundaries on Walkington Drive follow the line of a dismantled railway.

2.2 Assessment of Quality

Based on the above description, the condition of the landscape in this area is assessed to be ordinary. The landscape character of the area is pleasant with few landscape detractors. However, the rural characteristics of intensively managed farmland lack distinctiveness. The

main feature in the area is the area of trees west of Londesborough Road. The large scale buildings on the northern edge of town in this area are a detractor.

2.3 Assessment of Sensitivity and Capacity

The area is assessed to have high sensitivity to built development that would impact upon the characteristics of the area that contribute to the setting of the town i.e. land use, field pattern and tree cover. The Wolds landscape setting to the north east may also be affected if development were to occur in this location, impacting on views as well as characteristics. Development in this area would extend urban influences into the open countryside. However, the area immediately north of the depot on Londesborough Road is assessed to have medium capacity for development of appropriate scale that incorporates mitigation measures to link with the well treed area to the north. This would potentially help improve views of the town from the northern approach.

Area 3 – North of Market Weighton; Londesborough Road to Spring Road

The area is bordered to the south and west by residential properties along various roads including Hall Road, Spring Road and Londesborough Road; to the north by the wolds landscape; and to the east by Goodmanham.

3.1 Landscape Character

The area occupies landscape character area 10H - West Facing Scarp Slope of the Yorkshire Wolds. The area is characterised by a range of land uses including formal and informal recreation and agriculture. The area is quite well wooded with trees along Mill Beck and the line of the dismantled railways that cross the area. Landform slopes gradually northwards. The landscape is enclosed by residential properties and their gardens to the west, old gas works to the south and the tree lined dismantled railway that forms the boundary with residential development to the southeast.

The area has a small intimate scale as a result of enclosure and field pattern and provides an important green link into the town. It appears well used by locals.

3.2 Assessment of Quality

Based on the above description and the distinctiveness of this area its quality is assessed to be good. The diverse land use and undulating landform enclosed by woodland contributes to the quality of the area. The sports pitches to the south of Goodmanham Road are enclosed by mature trees and hedgerows and the paths across open space link with the countryside. The area also plays an important role in separating Market Weighton from the village of Goodmanham to the northeast. Both Goodmanham and Market Weighton have conservation areas that benefit from the role this area plays in separating the two settlements. The area also has historic value being close to the line of a former Roman Road.

This area extends to the north and lies within the Wolds Area of Landscape Protection; policy EN3 of the East Yorkshire Borough Wide Local Plan.

3.3 Assessment of Sensitivity and Capacity

The area is assessed to have high sensitivity to residential or commercial development as development would potentially adversely impact upon the setting of Market Weighton conservation area and impact on views into the town. Development in this area would also impact upon the role the area plays in providing links from the town centre into the open countryside and in separating Market Weighton from Goodmanham.

The potential impact of built development on the rural setting of the historic town results in the area having low capacity to accept new development.

Area 4 – East and Southeast of Market Weighton; Spring Road to Cliffe Road

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 Cliffe Road and the urban edge of Market Weighton.

4.1 Landscape Character

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

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

Fields are small to medium in size and bound by hedgerows that have few gaps. The hedgerows tend to be overgrown. Several areas of rough grassland give a neglected feel in otherwise intensively managed farmland. There are detractors adjacent to the Sancton Road roundabout which has a noticeable industrial influence; cranes within the depot just north of the roundabout can be seen on the skyline in views from along the bypass. A belt of planting along the bypass helps to screen the urban edge from the surrounding landscape.

4.2 Assessment of Quality

Based upon the above description, the quality of the landscape is assessed to be ordinary. There are several detractors including an abandoned piggery to south of A1079, the Britcom crane hire depot, and the water storage area. These built features are not characteristic and detract from the rural character of the setting of the town. Rough grass land and derelict buildings contribute to a neglected appearance. There is a lack of arrival to the town as the bypass and tree planting prevents views into the town from the surrounding landscape. The

line of a former Roman Road is a historic feature but no emphasis placed upon this. However, the rural characteristics of the fields do make an important contribution to the setting of the town.

4.3 Assessment of Sensitivity and Capacity

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 built development. Development in this location would be an encroachment of the town into open countryside. The bypass is currently acting as an effective limit to built development and encroachment across this line would potentially extend the extent of the visual envelop of the town. This would be detrimental to rural character.

The area between the bypass, Humber Street and the urban edge does have limited capacity for development that would enhance the sense of arrival to Market Weighton. Development in this area would need to be of appropriate scale (i.e. residential or small scale commercial development) and would need to incorporate appropriate mitigation (i.e. retain existing mature vegetation and incorporate structure planting to integrate development with the surrounding landscape and screen views.)

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. This area has been designated as Recreational Open Space; policy R4 within the East Yorkshire Borough Wide Local Plan.

Area 5 – South of A1079; Agricultural landscape south of Market Weighton Bypass

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

5.1 – Landscape Character

The area lies within landscape character area 1A - Market Weighton Farmland. The landform of the area is flat to very gently undulating. Fields are medium to large field in size. There are few trees and hedgerow field boundaries are fragmented. Where trees are present they tend to be associated with farmsteads. The A1079 bypass has severed this rural landscape from Market Weighton and has interrupted field pattern. The landscape character of the area is open as a result of lack of tree cover and there are views of the Wolds to the east. 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.

5.2 Assessment of Quality

Based upon the above this area has been assessed as being of ordinary landscape quality. There are few distinctive features in the area that contribute to quality and landscape pattern has been interrupted by the A1079 bypass. However, the area is rural with very little built form and this is important to the setting of Market Weighton.

5.3 Assessment of Sensitivity and Capacity

Although of ordinary landscape value the area has a high sensitivity to influences that would detract from the rural nature of the assessed area and the surrounding landscape. Therefore the area has a very low capacity for built development that would extend urban influence into the rural countryside, increase the visual envelop of the town when viewed from the west and south. Built development would change the rural character.

Summary

The landscape character of the setting of Market Weighton is generally ordinary. Industrial estates to west are a detractor to the historic town and result in a poor sense of arrival to the town. Several areas adjacent to the urban fringe appear neglected and run down, particularly where the landscape abuts industrial influences. However, the rural character of surrounding fields contributes to the setting of the town.

An area of good quality landscape has been identified to the northeast of the town that contains a diversity of land cover and to north that has many quality landscape features that contribute towards character.

Generally the urban edge of residential areas integrates reasonably with the surrounding landscape as a result of hedgerows and trees. However, commercial development in the area is not well integrated with the surrounding landscape and as a result is a detractor to the setting of the town. Several areas are currently under construction including a large employment development to the west of the town centre. This will further reduce the openness of this industrial area with intensively managed fringe farmland.

Sensitivity of the landscape setting is generally high where built development would encroach into the open countryside. Development south and east of the bypass would increase the visual envelop of the town introducing urban characteristics into the open rural landscape. Development to northeast would affect the green corridor that links the town centre with the countryside and also the setting of the two conservation areas (Goodmanham and Market Weighton). Within the East Yorkshire Borough Wide Local Plan this area is designated as Proposed Open Space (MARK16) and Recreation Open Space (R4).

There is low capacity for development that would extend the urban influence into the rural setting, particularly the south and northeast of the town. Small infill residential development

may be the most appropriate form of development as long as this respects the character and setting of the surroundings.

The greatest capacity for development is between the existing urban edge and the bypass providing some areas are maintained for outdoor recreation and a soft edge or buffer is provided between any development and the bypass.

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 the 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 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 that are recognisable as landmarks that contribute to the character and setting of the town when viewed from the surrounding landscape. There are, however, several small scale local landmark features within the centre of Market Weighton which are recognisable from a street level.

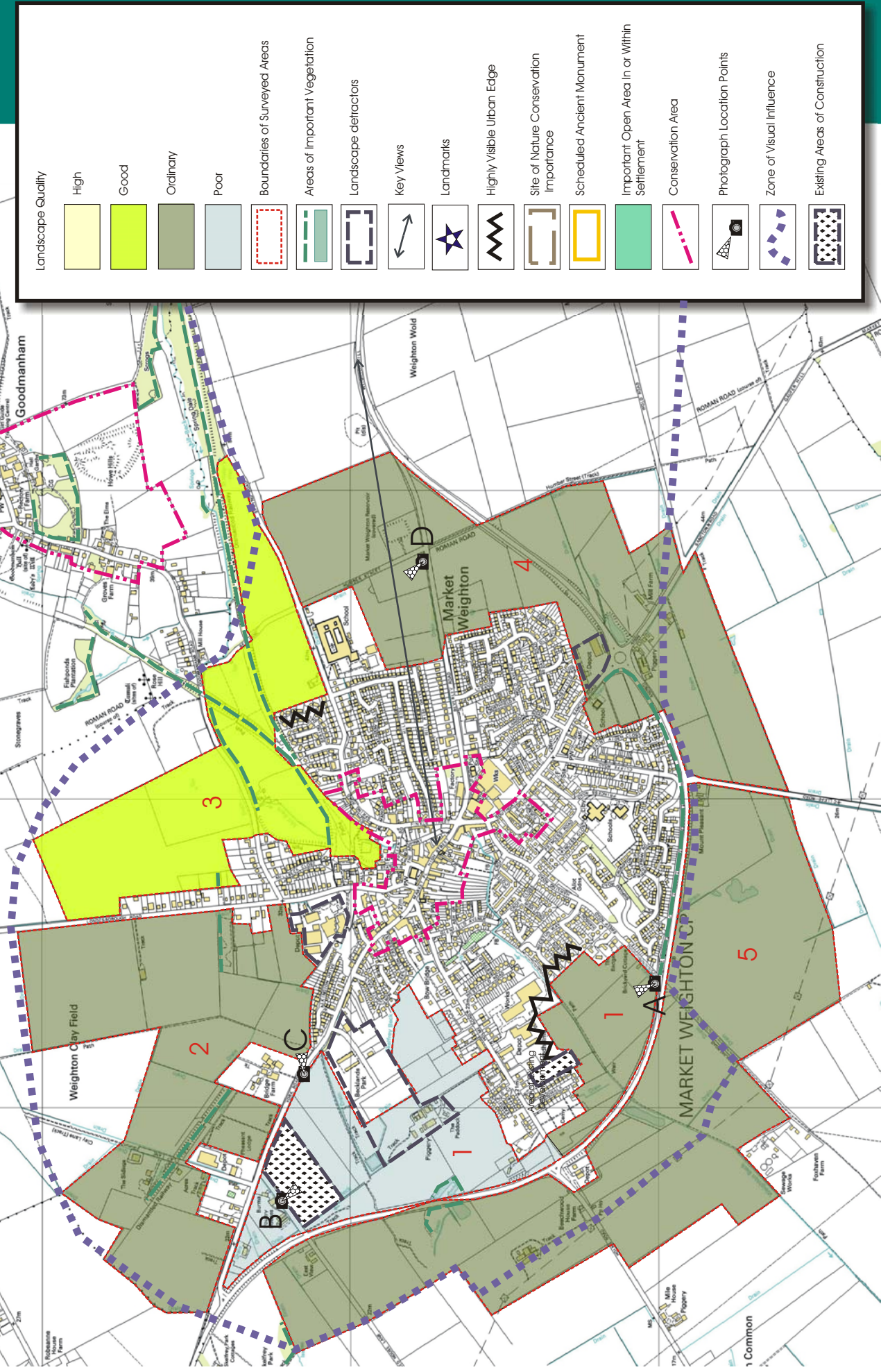
The qualities of the surrounding landscape also play a significant part in the perception of Market Weighton, particularly along the many approaches to the town. These approaches should be targeted as priority areas for any potential enhancement schemes to create a sense of arrival and to reflect the 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 to this valuable 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.

MARKET WEIGHTON LANDSCAPE ANALYSIS



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New housing under construction

Plate A: Northwest view Sweep Road



Plate B: Southeast view of employment development under construction to the west of Becklands Park

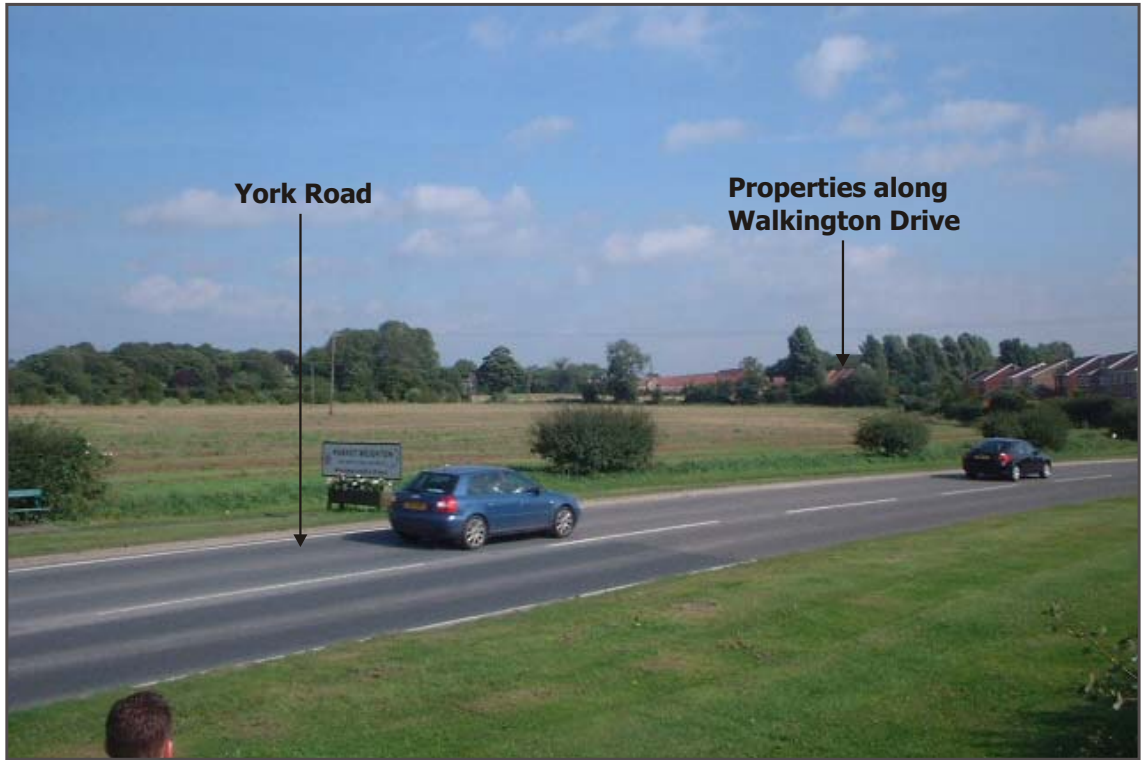


Plate C: Northeast view from York Road



Plate D: North view from Humber Street