

EAST RIDING OF YORKSHIRE  
LANDSCAPE CHARACTER ASSESSMENT

POCKLINGTON



## **POCKINGTON 1:10000 DETAILED ASSESSMENT**

### **Introduction**

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

Pocklington is located in the Vale of York Countryside Character Area identified by the Countryside Agency. The landscape setting of the town is influenced by a variety of landscape characteristics and two landscape character types have been identified in the East Riding Landscape Character Assessment that contribute to its setting. They are:

Landscape Character Type 1 – Flat Open Farmland

Landscape Character Type 2 – Open Farmland

Landform around the town is generally flat. Land use is dominated by agriculture with both arable and grass fields contributing the setting of the town. To the north east of the town the land begins to rise towards the Yorkshire Wolds.

Areas of industrial and commercial development, particularly to the south west on the airfield have impacted upon the landscape character of the setting of the town. These areas are detached from the immediate urban edge of the town which is generally characterised by a mix of residential development, education establishments and recreational use.

The extent of tree cover is varied and tends to be greater on the north and east side of the town. Hedgerows form the field boundaries and are gappy and missing in places. Hedgerows have been retained along the boundary of residential development; however, they are not an effective screen in all cases.

### **Description of Visual Envelope**

The town is positioned at the foot of rising hills of the Yorkshire Wolds; these look down over the north eastern area of the town and restrict views out but offer vast panoramic views over Pocklington and the Vale of York below. Mature vegetation around the south western and

south eastern fringe of Pocklington screens the settlement largely from the surrounding landscape. In other areas to the north and south the flat slightly undulating topography of the area means that views are interrupted by the mature hedgerows and hedge tress screening short to long distance views of the town. The only area that is more visible is the raised housing estate in the Chapel Hill area of the town on the north eastern fringe.

Pocklington industrial estate is detached from the town to the southwest. This area is well screened by existing vegetation along its south western boundary with the A1079. However the north east boundary with the airfield is not well screened and the visual envelop of the development extends to the edge of Pocklington on the opposite side of the airfield.

### **Area 1 – Airfield**

The area assessed includes Pocklington airfield and Hodsow Field, bordered by Barmby Road and the edge of Pocklington to the north, Hodsow Lane and West Green to the east, the airfield and Pocklington Industrial Estate to the south and the airfield to the west. The airfield is currently used by the Wolds Gliding club.

#### **1.1 Landscape Character**

The area is located within landscape character type 1, Flat Open Farmland, character area D, Barmby Moor Farmland. The landform within this area is predominantly flat, consisting of medium sized fields under arable production. The major designed space in the area is the disused airfield (now used by the Wolds Gliding Club). The runways and gliding paraphernalia are a feature in the area, these can be seen on Photo Plate A.

The major land use to the east of the area on the western edge of Pocklington is the large school playing fields which contribute to the open green characteristics of the edge of town. To the south is Pocklington Industrial Estate which is built on part of the old airfield and fronts onto the major road A1079. No hedges are found around the airfield except along the boundary with roads. The industrial estate is separated from the town by the airfield. The built areas of Pocklington are screened from this location by mature hedges and screen planting along the fringe, apart from some houses in the Southfield Road estate which have intermittent views over the landscape.

The main buildings found within the area are the large industrial units, aircraft hangers, and large agricultural barns in the Pocklington Industrial Estate area. These form an unattractive and dominant landscape feature as views are possible over the estate, which has no screening vegetation, from a number of locations in the area. A small woodland mixed plantation to the north of Barmby Road forms is the only major block of woodland within the area. Views are possible over the large open landscape to the church spire at Barmby Moor. Other landscape features include tracks, minor roads, pylons and communications masts.

## 1.2 Assessment of Quality

The quality of landscape is assessed to be ordinary to poor. The industrial estate has impacted on quality as it is a detractor that is detached from the urban area of Pocklington. Landscape characteristics in this area are fragmented and the scale of the industrial estate contributes to this fragmentation. Closer to Pocklington characteristics that contribute to landscape character are in better condition, particularly the area associated with the school playing fields on the south west boundary of the town.

## 1.3 Assessment of Sensitivity and Capacity

The existing developed fringe of Pocklington is reasonably well screened by mature vegetation particularly in the areas to the east around the school playing fields. The area beyond this area of mature vegetation has an open aspect and would be highly sensitive and have a limited capacity for development. Commercial development within the development limit of the existing industrial estate may be accommodated without further detriment to landscape character provided that mitigation measures are implemented to help both integrate and screen the area from the wider landscape and aim to improve the landscape character of the area.

The land adjacent to Pocklington Industrial Estate has a high capacity for outdoor recreational facilities provided that they are sensitive to generic landscape characteristics and would serve to better integrate the industrial estate with its surroundings.

One field that would be less sensitive to development is immediately north of the airfield, occupying land bound by Barmby Road, a plantation and residential properties. This area has capacity as it is screened from the wider landscape and sections of the road by an existing mixed plantation block. Care however should be undertaken when extending the development limit of Pocklington westwards so that it doesn't merge with the nearby village of Barmby Moor.

## **Area 2 – Yapham Road**

The area assessed is centred on Yapham Road, to the north east of Pocklington, in an area known as Sherbuttgate Field. The area is bordered by the residential developments on the edge of Pocklington to the south and southeast and open agricultural fields to all other directions.

### 2.1 Landscape Character

The area is located within landscape character type 2, Open Farmland, character area B, Full Sutton and Fangfoss Farmland. The flat fields within this area are of a medium size and used for arable production. The landscape here is large scale with open views through the tall hedgerows out into the surrounding fields. Farmsteads are present in this area and

incorporate brick buildings and large farmsheds. Few areas of woodland are visible but a number of trees are found within hedgerows and along the back of the gardens of houses that border the fields. The church spire of Pocklington can be seen from this location following Yapham Road into the town centre. Other landscape features within the area include drainage ditches, street lamps and telegraph poles.

## 2.2 Assessment of Quality

The quality of landscape within this area is assessed as ordinary. There are no distinctive features or characteristics in this area and character is not unique. The elements that contribute to landscape character are in reasonable condition, i.e. hedgerows and nucleated farmsteads, and contribute to the rural setting of Pocklington.

## 2.3 Assessment of Sensitivity and Capacity

Due to the open aspect of the landscape and flat topography, this area would be highly sensitive to development and has limited capacity. The area has a particularly open rural feel, yet it is very close to the fringe of Pocklington and this character should be retained. Therefore landscape capacity to accept new residential or commercial development without detriment to character is assessed to be low for this area.

## **Area 3 – The Mile / Pocklington Beck**

The area assessed is centred on 'The Mile' road which runs out of the northern edge of Pocklington. The area is bordered by Pocklington Wood to the east, the town to the south, Oak Farm to the west, and open agricultural fields to the north.

### 3.1 Landscape Character

The area is located within landscape character type 2, Open Farmland, character area B, Full Sutton and Fangfoss Farmland; however the character is influenced by the rising slopes of the Wolds edge to the east, character area C, Bugthorpe / Bishop Wilton Wooded Rising Farmland. The flat medium sized fields within this area are used for arable production with scattered farmsteads the only buildings visible. Apart from agricultural use the other major land use within this area is the allotment gardens located to the west of 'The Mile' road.

No woodlands are visible within this area but Pocklington Wood on the adjacent foot hills of the Wolds can be clearly seen and influences character as a result of its impact on views, see Photo Plate B. Hedgerows are prominent both around the settlement edge, the allotments, along field boundaries and along the course of Pocklington Beck (which is a major landscape feature). A number of trees growing along these hedgerows can also be seen which help give the area an attractive appearance. Other landscape features within the area are telegraph poles and minor roads. A detractor to the landscape character is the communications masts on the edge of the Wolds that are clearly visible.

### 3.2 Assessment of Quality

The quality of landscape within this area is assessed to be good. This is due to the impact of the surrounding landscape on its character, the rising foothills of the Wolds can be clearly seen and views are channelled along these foothills northwards from this area. The houses on the fringe also have an attractive outlook over these fields looking to the north. The allotments are intensively used and appear to be a well managed important community resource forming an interesting landscape feature. The area to the east of The Mile is designated as Wolds Area of Landscape Protection (policy EN3) within the East Yorkshire Borough Local Plan.

### 3.3 Assessment of Sensitivity and Capacity

Built residential and commercial development in this area would impact upon its rural character. It would also extend urban influences into the open countryside and encroach on the landscape characteristics and features that contribute to the setting of the town in this area, i.e. the allotment gardens; views of the Wolds and the well defined urban edge. Therefore the landscape in this area is assessed to have high sensitivity to residential and commercial built development.

## **Area 4 – Pocklington Wood / Chapel Hill / Brants**

The area assessed is located to the northeast of Pocklington on the rising foot hills of the Wolds. It is bordered by the Golf Course and Pocklington Wood to the north, Spring Wood to the east, Kilnwick Road to the south and the edge of Pocklington to the west.

### 4.1 Landscape Character

The area is located within landscape character type 2, Open Farmland, character area D, South East Pocklington Rising Farmland. This attractive transitional landscape at the bottom of the Yorkshire Wolds scarp slope consists mainly of medium sized fields used for a mixture of arable, rough grazing and forestry. Large blocks of woodland are found particularly on the steeper slopes found within this area, such as Pocklington Wood and Spring Wood. Blocks and isolated trees are also found within the fields as this area is on the edge of the old parkland estate of Kilnwick Percy Hall (which now contains a golf course). A small number of mature hedgerows that include hedgerow trees are found within the area.

No buildings are found within the area but the elevated position offers views over Pocklington and the scattered farmsteads and villages of the Vale of York below see Photo Plate C. The church within the town can be clearly seen. Two structures that detract from the character of the landscape are the telecommunications masts and the water storage area at the top of

Chapel Hill. Other landscape features visible include tracks, footpaths, telegraph poles, and pylons. Powers stations can be seen on the distant horizon.

#### 4.2 Assessment of Quality

The quality of landscape within this area is assessed to be high. This is due to the varied topography, significant tree cover and the presence of areas which have not been intensively farmed. In addition views make an important contribution to character. This area is designated as Wolds Area of Landscape Protection (policy EN3) within the East Yorkshire Borough Local Plan.

#### 4.3 Assessment of Sensitivity and Capacity

Due to the high quality character of this landscape it is highly sensitive to development that would impact on the characteristics that contribute to landscape quality, i.e. tree cover, views and land use. As a result there is limited capacity for development. As the area is on rising ground any new development would be highly visible from the surrounding low lying areas and impact on views of the Yorkshire Wolds foothills as well as the visual envelope of the town.

### **Area 5 – Eastern Pocklington**

The area assessed is located within the fields on the eastern edge of Pocklington. It is bordered by Kilnwick road to the north, Cocoa Beck to the east, Burnby Lane to the south and Pocklington the west.

#### 5.1 Landscape Character

The area is located within landscape character type 2, Open Farmland, character area D, South East Pocklington Rising Farmland. This area, consisting of flat slightly undulating fields, gently rises up from the Vale of York to the western scarp slopes of the Yorkshire Wolds to the north and east. The medium sized fields are used for both arable and pasture with some small areas of rough grazing. Some small woodland blocks are found within the fields as well as the remnant parkland trees and groups from Kilnwick Percy Hall in the north of the area. A large belt of woodland is located to the south of the area along the course of the dismantled railway. Hedgerows are found along the road side and there are some fragmented hedgerows along field boundaries. Post and wire fences are used around the fields used for grazing.

A major land use on the edge of the area is the large Pocklington school site and associated playing fields which border the open fields, see Photo Plate D. A separate area to the south of Kilnwick Road also appears to have been allocated as playing fields and an access road has been constructed. The only buildings within the area apart from the urban fringe of

Pocklington are Clayfield Farm which is prominent as it is on a localised high point, and 'Nine Acres' which is an individual house north of Burnby Lane. Other landscape features include drainage ditches, tracks, minor roads, street lamps and telegraph poles.

### 5.2 Assessment of Quality

The quality of the landscape within this area is assessed to be good to high. The landscape is of a high quality to the north of the area around Kilnwick Road, part of the Kilnwick Percy estate which is farmed as pasture and rough grazing. The landscape is of a good quality in the rest of the area as the settlement fringe is relatively well screened and there are some attractive blocks of woodland.

### 5.3 Assessment of Sensitivity and Capacity

The area to the north which is a high quality landscape would be highly sensitive and have limited capacity for development. Other areas to the south of the school and the Springfield Road estate would have a moderate sensitivity and capacity for development. This area would be particularly suited for outdoor recreational development that respects the existing field patterns and does not encourage large buildings or light pollution. Existing woodland blocks in the area around 'Nine Acres' would help to screen development from the existing settlement and the wider landscape.

## **Area 6 – Southeast Pocklington Farmland**

The area assessed is located on the south eastern edge of Pocklington centred on 'The Balk' B1247; the area is bordered by playing fields and the Balk Field estate to the north, Burnby Lane to the east, South Moor and open agricultural fields to the south and Balk Field to the west.

### 6.1 – Landscape Character

The area is located within landscape character type 1, Flat Open Farmland, character area C, Newton upon Derwent, Allerthorpe and Hayton Farmland. The flat slightly undulating landscape consists of medium sized arable fields. No woodland is found within this area apart from occasional isolated clumps of trees in the mature tall hedgerows that form the field boundaries. Large belts of woodland outside the area influence character; of significance are the woods to the north along the line of the dismantled railway.

Nearby land uses that influence the character include the playing fields and clubhouse complex and new residential housing estates to the north. Post and wire fences are found around the playing fields and a plantation woodland block has been planted to screen the new residential areas from the wider landscape. The bright red roof tiles and bricks used in this development are highly visible and stand out as a detractor against the wider landscape, see Photo Plate E.

Built development in the area include scattered individual farmsteads and the 'Willow Waters' fishing ponds and farm buildings. Other landscape features found within the area include telegraph poles, a major road and a footpath.

#### 6.2 – Assessment of Quality

The quality of landscape within this area is assessed to be ordinary. This is due to the developed areas on the fringe of Pocklington being visible and the relatively common landscape characteristics of the surrounding area.

#### 6.3 – Assessment of Sensitivity and Capacity

The area would have a high sensitivity and low capacity for development that would contribute to or encourage urban sprawl. An extension of built development off The Balk would potentially increase pressure to develop the land associated with 'Mayfield', 'Ashdene' and Moorlands'. Existing development already impacts on the character of this area however the mitigation planting will potentially screen this development as it matures, helping the development to integrate with the surrounding rural landscape.

The area of Balk Field would have some capacity for residential development that maintains existing field patterns. Mitigation measures in this area should include hedgerow planting and the extension of existing woodland planting adjacent to Clark's Spring in order to reduce the visibility of the urban edge.

### **Area 7 – Devonshire Mill**

The area assessed consists of the fields to the south of Pocklington. The area is bordered by Balk Field residential development and Groves Farm to the north and north east, open fields to the east, Canal Head and the A1079 to the south and Hodsow Lane and the airfield to the west.

#### 7.1 – Landscape Character

The area is located within landscape character type 1, Flat Open Farmland, character area C, Newton upon Derwent, Allerthorpe and Hayton Farmland. This generally flat landscape consists of small to medium sized fields used for arable production. The main landscape feature within the area is Pocklington Beck which runs north to south from the town to the now disused Pocklington Canal, south of the A1079. Woodland found within the area is in the form of plantation blocks and strips in the Balk Field area and a line of mature trees follow the beck corridor. The trees along this corridor and around the pond at Groves Farm help to screen the town entirely from view when approaching Pocklington from the A1079, see Photo Plate F. Hedgerows within the area are well tended and particularly tall in the area around

the Canal Lane, which help to give the area a well wooded appearance along the beck corridor.

The area has a range of different scattered settlements; individual houses are found along Canal Lane, as well as the Devonshire Mill building, a hamlet at Canal Head, and 2 large farmsteads. A built landscape feature that detracts from the quality of the area is Sewage Works at Barrow Flat; however these are at a low level and are reasonably well screened. As the area borders the airfield and Pocklington industrial estate wide ranging views are possible into this neighbouring open landscape. Other landscape features visible include telegraph poles and communications masts.

### 7.2 Assessment of Quality

The quality of landscape is assessed to be good to ordinary. The landscape is of a good quality in the small Pocklington Beck corridor with its mature vegetation and small fields. The landscape is of an ordinary quality in the rest of the area due to the common landscape characteristics, lack of distinctiveness and the built developments of the farms and sewage works.

### 7.3 Assessment of Sensitivity and Capacity

The area forms an important entrance to the town and the open fields help to separate the town from the A1079. The landscape would be highly sensitive and have limited capacity to development in the Barrow Flat's area between the A1079 and Canal Lane due to its open aspect and lack of vegetation cover. The landscape in the Balk Fields area, north of the beck and north of Groves Farm, would be of a medium sensitivity and have a higher capacity for development. These areas are enclosed by belts of vegetation, such as the Pocklington Beck corridor, so is reasonably well screened from the surrounding landscape.

### **Summary**

The landscape setting of Pocklington is varied. Tree cover tends to be greatest on the east side of the town. The settlement edge is well defined in most places. Established hedgerows and trees help to define the urban edge. Where there is a lack of vegetation, the urban edge has increased visibility in the landscape.

High and good quality landscape tends to be associated with tree cover, gently undulating landform and views of the surrounding landscape.

Pocklington is a relatively compact town and as a rule has limited capacity to accept new built development on the urban edge without encroaching onto the rural character of its setting.

### **General Guidelines**

Existing development pattern within Pocklington has been of a largely uniform nucleated pattern moving out from the historic centre. Development is restrained to the north eastern side of the town by the rising foothills of the Yorkshire Wolds and to the south west by the air field and industrial estate site. Due to these physical constraints other areas of the town may come under more pressure to expand out into the surrounding countryside.

Where development is proposed for Greenfield sites existing vegetation i.e. hedgerows, trees and woodland, should be retained and be an integral part of any proposals. Proposals should also seek to enhance landscape character particularly in areas where there are few trees and hedgerows.

Where development borders the open countryside it would be beneficial to have transitional zones around the edge of new settlement. These 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.





**Plate A: View north west over airfield towards the industrial estate from Hodson Lane**



**Plate B: View looking north over field adjacent to Long Lane and the Highwood residential area**



**Plate C: View looking south west from Chapel Hill towards Pocklington**



**Plate D: View looking west from Kilnwick Road towards the school playing fields**



**Plate E: View looking north west from 'The Balk' towards new residential development**



**Plate F: View looking north west towards Canal Lane from Hodsow Lane**