

EAST RIDING OF YORKSHIRE  
LANDSCAPE CHARACTER ASSESSMENT

SNAITH



## **SNAITH 1:10000 DETAILED ASSESSMENT**

### **Introduction**

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

Snaith is a small market town located in the Humberhead Levels Countryside Character Area identified by the Countryside Agency. The landscape setting of the town consists of medium sized fields that are bound by a combination of hedgerows and ditches. Hedgerows, where they are present, tend to be fragmented.

Two landscape character types identified in the East Riding of Yorkshire Landscape Character Assessment contribute to its setting. They are landscape character type 4, River Corridors and landscape character type 8, M62 Corridor Farmland.

The landform is generally flat with areas that are very gently undulating. Land use is mainly arable with some grass fields particularly at the urban edge. Field pattern is generally rectilinear with smaller fields adjacent to the settlement edge. To the north the development limit is defined by the Hull to Leeds railway line. To the south residential development has occurred and expansion of the village has followed the field pattern. Snaith conservation area extends to the railway line in the north and includes the church and Snaith Hall in the centre of the village.

The M62 is located to the south of the village and can be seen to the southwest. Although it does not dominate the setting of the village it is influential. Coupled with other transport corridors through the character type including the railway, roads and canal to the south the M62 contributes to the generic characteristics of the character type and hence the setting of Snaith.

The River Aire corridor to the north of Snaith is characterised by the meandering course of the river and the prominent grass riverbanks that screen the river from the town. The low lying flat land between the urban edge and the river is drained and intensively farmed with

arable and root crops. Overall the setting of Snaith is rural. There are several detractors to views in the distance including power stations, pylons and the motorway.

### **Description of Visual Envelope**

The visual envelope for the settlement is restricted by the flat low lying landform and intermittent vegetation. The Church of St Laurence is the most prominent feature and can be seen from further a field including from parts of the M62 motorway to the southwest. New residential development on the edge of the town to the south can be clearly seen from the M62. To the north the riverbanks screen the town from distant views.

### **Area 1 - East Snaith / West Cowick**

The area assessed is to the east of Snaith between the town and the village of West Cowick. The area is bordered by the railway line to the north, open agricultural fields to the east, West Cowick High Street to the south and the settlement edge of Snaith to the west.

#### **1.1 Landscape Character**

The area is located within landscape character type 8, M62 corridor farmland. The small and medium sized flat to slightly undulating fields are used for arable production. There is a large amount of mature woodland within the area in particular a large woodland block to the north of the A1041. The main road also has a number of large trees along the verge side which along with the mature hedge help to screen the road from the wider landscape. A number of large residential properties also front the roadside and within their gardens large mature trees can be seen. Two new developed residential areas are found in the area; within 'The Goddards' and the area to the west of Butt Lane. 'The Goddards' redevelopment is largely screened from the surrounding landscape as the surrounding mature trees have been retained. The new estate off Butt Lane is screened at a low level by mature hedges, however within the flat area the bright orange roof tiles particularly stand out.

The mature belts of woodland north of the A1041 entirely screen the edge of settlement from the landscape to the east; however the new development and edge of settlement to the south of the A1041 are visible within the landscape from the east. The settlement edge of West Cowick is well screened by mature planting within gardens along the village edge to the south east.

Apart from the existing hedgerows within the area other boundaries seen include walls and fences around the residential areas. Other landscape features visible include minor roads, major roads, street lamps, telegraph poles and pylons in the distance. A major detractor to the area is the constant traffic noise on the busy A1041 which carries a lot of HGV's.

### 1.2 Assessment of Quality

The quality of landscape within this area is assessed to be good. The area serves as an important gateway entrance to the town while the fields to the south of the A1041 provide an important green buffer between the settlements of Snaith and West Cowick. A large amount of attractive mature vegetation is also found in the area, both within hedgerows and woodland. The area to the north of the A1041 and Eastfield House is a particular feature due to the screening of the urban fringe by established woodland and open nature of the agricultural landscape.

### 1.3 Assessment of Sensitivity and Capacity

Due to existing surrounding development that has recently taken place the remaining areas of open land would be highly sensitive to and have a low capacity for development. It is important to prevent the convergence of Snaith and West Cowick as the two settlements have contrasting urban character. One area that may have capacity for small scale residential development is a field to the south of the A1041, opposite The Goddards, at West Cowick, which is surrounded by existing residential, a farm stead and mature woodland.

## **Area 2 - South and West Snaith**

The area assessed is on the southern and western fringe of Snaith. The area is bordered by Spa Well Lane and West Cowick to the east, the M62 to the south, Dore Lane and open agricultural fields to the west, and the railway line and Snaith to the north. Photo plates C and D are views across this area.

### 2.1 Landscape Character

The area is located within landscape character type 8, M62 corridor farmland, landscape character area C, Hook to Pollington Farmland. The area consists of slightly undulating to flat large arable fields. The school and the associated playing fields are a large feature within the area along with the new large scale residential construction that is currently taking place on the south western edge of the settlement called Cavendish Park. To the south of Pontefract Road the fields are large with few hedgerows and a distinct lack of tree cover. North of Pontefract Road the fields are of a smaller size with mature hedgerows with associated hedge trees visible both around the school playing fields and along the course of the railway line and Dorr Lane.

The Snaith and Gowdall footpath crosses the area and links in with the Trans Pennine Trail along the River Aire to the north. The new residential development on the south western edge of Snaith impacts on the open character of the adjacent countryside. The new properties are highly visible when approaching Snaith along Pontefract Road and also the M62 due to the lack of mature vegetation. No other development is found within this area

apart from small warehouses to the east along Spa Well Lane and on the western edge alongside Pontefract Road. Other landscape features include linear drainage ditches, footpaths, a burial ground, tracks, a major road, street lamps, telegraph poles and pylons. The main landscape detractor of the area is the constant traffic noise from the busy A645 and the M62.

### 2.2 Assessment of Quality

The quality of the landscape within this area is assessed to be ordinary. The area acts as an important gateway to Snaith but lacks any landscape features of note, particularly to the south of Pontefract Road. The lack of landscape features is a marked contrast to the quality of the approach to the town from the east.

### 2.3 Assessment of Sensitivity and Capacity

Current residential development is extending the edge of the settlement to the south east and has increased the size of Snaith resulting in an extended visual envelope for the town and the encroachment of urban characteristics into the rural countryside.

The landscape is assessed to have high sensitivity to development that would further increase its size and encroach into the rural countryside. This area also contributes to the separation between Snaith and West Cowick and further development to the east would impact on that role. The Boothferry Borough Local plan has allocated land between Snaith and West Cowick as Land Protected as Amenity Feature or Green Wedge (policy S33). This land to the south of Pontefract Road, although of ordinary landscape quality also serves as an important green buffer between the urban edge of Snaith and the M62.

The field to the west between the school and the railway line may have capacity to accept development immediately adjacent the edge of existing development without further detrimental impact on the character of the landscape setting for Snaith. This field is slightly screened by topography and existing vegetation when approaching Snaith from the south west.

## **Area 3 – Snaith Marsh / Ferry Lane**

The area assessed is located to the north of Snaith and is bordered by the River Aire to the north, the railway line to the south and open agricultural fields to the east and west. Photo plates E and F are views across this area from the river looking east and south.

### 3.1 Landscape Character

The area is located within landscape character type 4, River Corridors, landscape character area D, River Aire Corridor. This floodplain area contains flat small to medium sized fields that are used for a mixture of arable and pasture. No woodland blocks are found within the area

however it has a well wooded feel due to the large amount of mature hedgerows and associated hedge trees. The built edge of Snaith is largely contained by the railway line and vegetation can be seen along this line which helps screen from views from the north. Views though are still possible to the landmark feature of St Laurence's Church. Outside the development limit are a number of small scale light industrial units and a sewage works between the railway line and Gowdall Lane. Otherwise there are no built structures which results in the rest of the area retaining its open character.

The grass river banks which protect the surrounding low lying land from flooding are a feature through the area. Footpaths follow the bank tops and other leisure activities take place within this area such as fishing, horse riding and cycling. Views are possible to the power stations to the north and west, other landscape features visible include, drainage ditches, minor road, dismantled bridge columns, street lamps, telegraph poles and pylons.

### 3.2 Assessment of Quality

The landscape within this area is assessed to be of a good quality. The area contains a number of attractive landscape features such as the River Aire and the mature hedgerows, and it is largely devoid of development due to the railway line restricting expansion.

### 3.3 Assessment of Sensitivity and Capacity

Due to the undeveloped nature of the area it would have a low capacity and high sensitivity to development. The settlement edge of Snaith is currently well defined and it would not be advisable to extend north past the existing development limit. Raised views are possible from Carlton New Bridge when approaching Snaith from the north, the open landscape in the area together with views to Snaith church would be impacted upon by built development in this area. The area is also low lying and within the River Aire flood plain which should restrict development opportunities. The Boothferry Borough Local Plan has allocated land within the area for light industrial buildings for Employment/ Industry (policy E15B). The allocated land has the capacity for such development so long as it is not of a scale that dominates its surroundings. Development in this location should have height and mass restrictions and should also include landscape mitigation that enhances and extends the existing screen vegetation.

### **Summary**

Due to existing landscape features and characteristics that contribute to the good quality of the areas found to the north and east of Snaith built development would potentially adversely impact on these characteristics e.g. landscape pattern, vegetation cover, views, integration and openness.

Current development to the south west is increasing the size of Snaith dramatically. Continued extension of development in this area would detrimentally impact on the character of the flat open landscape and the setting of the town.

### **General Guidelines**

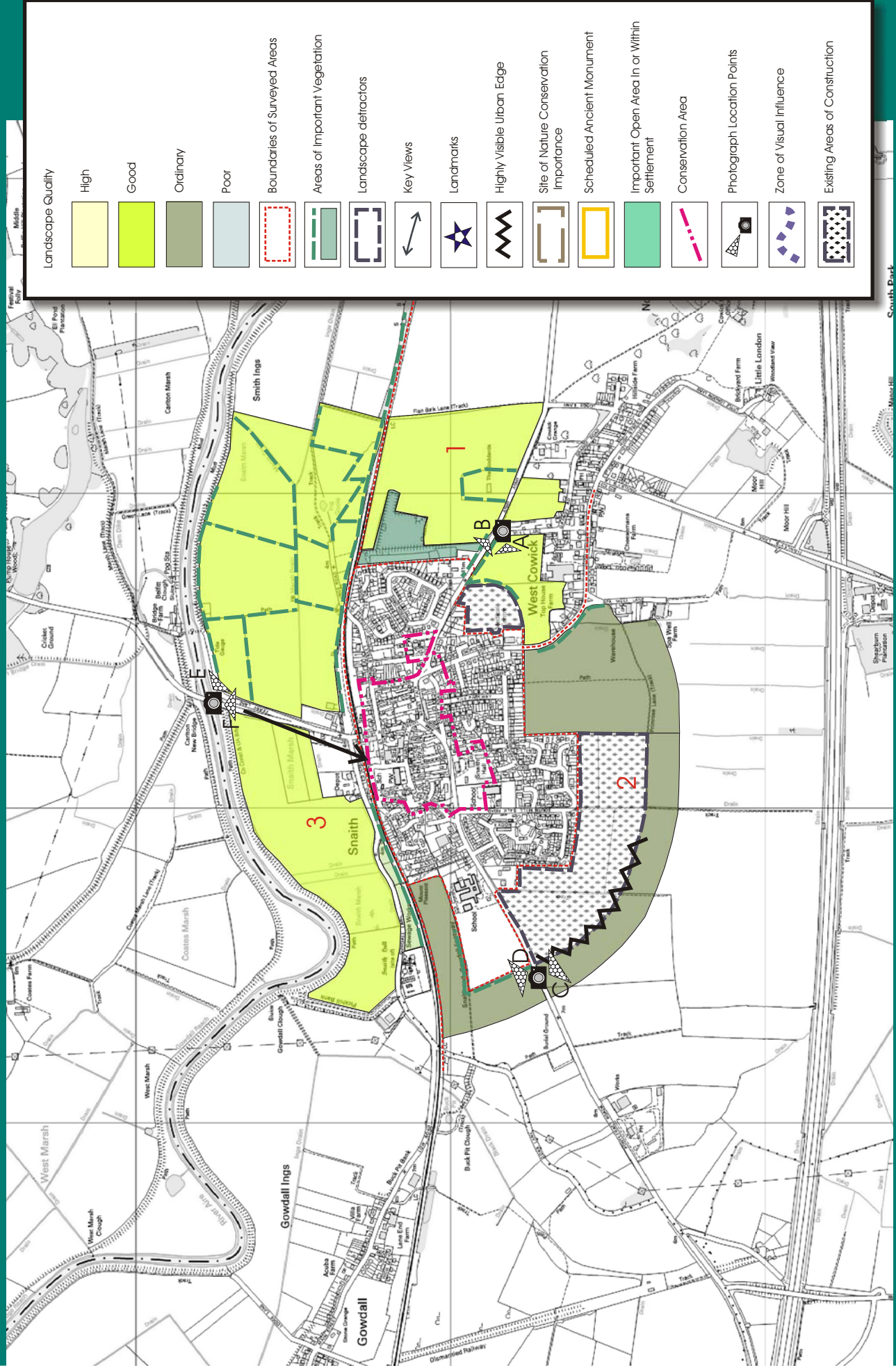
Where development takes place on green field sites existing hedgerows should be maintained and enhanced and utilised within the design of new developments such as for garden boundaries. Existing woodland blocks, field and hedge trees should also be retained and protected and incorporated into development layout.

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.

The scale and design of new buildings and development should respect the characteristics of the town and its setting. The open rural landscape of this small market town is sensitive to change as a result of built form that would increase the size of the settlement.

# SNAlTH LANDSCAPE ANALYSIS



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



**Plate A: View north west from the A1041 towards the new residential development near Butt Lane**



**Plate B: View looking north west along the A1041 from the Mill Lane junction.**



**Plate C: View looking south towards new Cavendish Park development from Pontefract Road**



**Plate D: View looking north west from Pontefract Road along the boundary of the school playing fields.**



**Plate E: View from Carlton New Bridge looking south east over Snaith Marsh**



**Plate F: View from Carlton New Bridge looking south towards Saint Laurence's Church and the edge of Snaith**