BEVERLEY
Assessment of Landscape Sensitivity

Introduction

This report, which updates the Settlement Studies undertaken as part of the East Riding Landscape Character Assessment (2005), describes the character and sensitivity of the landscape around the edge of Beverley to inform land use allocations and to provide evidence for the emerging East Riding of Yorkshire Local Plan 2013-2029.

The assessment of landscape sensitivity has been undertaken in accordance with the attached methodology (Appendix A).

View from Beverley Westwood
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Landscape Setting

Beverley is located within the Holderness (NCA 40) National Character Area identified by Natural England. The landscape surrounding Beverley lies within two landscape character types, identified in the East Riding Landscape Character Assessment (2005):

- Landscape Character Type 16 - Sloping Farmland; and
- Landscape Character Type 18 - Drained Floodplain Farmland.

Settlement Profile

Beverley is a large market town situated alongside the River Hull, around eight miles north of the centre of Hull. The town is noted for its Minster – a Grade I listed building, which is complemented by the impressive St. Mary’s Church. The town has a rich built heritage with many other examples of listed buildings and a number of Scheduled Ancient Monuments have been identified throughout the area.

The Pasture Masters of Beverley manage the common land of Swinemoor, Figham and more famously, the Westwood. The Westwood is home to Burton Bushes – an ancient oak forest – and is also the location of Beverley Racecourse.

On the eastern side, the Beck provides a picturesque setting for the town and has been subject to major investment over the last ten years. Further regeneration activity has been focused in the Swinemoor area and investment in the town centre is currently ongoing.

Industry is mainly located on the eastern side of town where Grovehill and Swinemoor industrial estates accommodate many local and national companies. Further employment opportunities are provided by companies operating from within the town centre, where the main council office is situated.

The town has a mixture of pockets of affluence as well as some relatively deprived areas which, to a certain degree, are split by the railway line that passes through Beverley.

The Beverley Renaissance Partnership has been established to improve the economic, social and environmental fabric of the town and surrounding areas, and carries the vision of honouring the past whilst shaping the future.

Key landscape features of Beverley include:

- Beverley Westwood, an attractive area of common land, and racecourse on the western edge of the town;
- Beverley Minster, a prominent landmark on the skyline, which is visible from much of the surrounding landscape;
- The historic town centre (Beverley Conservation Area); and
- The River Hull and Beverley Beck to the east of the town.

Landscape Sensitivity

The following sections describe the landscape around the periphery of Beverley in a clockwise direction starting from the junction of the A164 with the A1079. The landscape has been divided into a number of discrete landscape areas (numbered 1-11) each displaying a specific set of unique characteristics that have been assessed collectively to determine its sensitivity. The areas are located on the accompanying settlement plan (Drawing 2).
1.0 AREA 1 LAND BETWEEN THE A164 AND THE B1230

1.1 Introduction

Area 1 is situated on the southern edge of Beverley between the A164 and the B1230 (Brodgate/Keidgate Road).

The area is located in Landscape Character Type 16 Sloping Farmland, Landscape Character Area F Beverley Parks Farmland.

1.2 Landscape Character Sensitivity

The area comprises undulating farmland between the southwestern edge of Beverley and the A1079 ‘Beverley Bypass’. The character of the farmland is influenced by the adjacent residential development and the bypass, both of which have an urbanising effect on the landscape.

The farmland comprises small to medium sized fields that become irregular in size towards the urban edge. Tree cover is varied and includes hedgerow trees and woodland along the A1079, especially towards the junction with the A164. Southwest of the A1079 are several woodland blocks that link to Risby Park. These woodland blocks, along with the undulating landform, help to screen views of Beverley from the open countryside to the southwest.

The landscape character sensitivity for this area is assessed as: Medium

1.3 Visual Sensitivity

The area is visually exposed to the surrounding houses (to the north and east) and is partially visible from the A1070; which reduces its sensitivity to change.

Beverley Minister is visible on the skyline to the northeast.

The visual sensitivity for this area is assessed as: Medium

1.4 Landscape Value

The area is not subject to landscape designations or policies aimed at protecting landscape quality. (The landscape west of the A1079 lies within the Yorkshire Wolds Important Landscape Area).

The area comprises open farmland consequently it’s recreational and amenity value is comparatively low.

Landscape value for this area is assessed as: Medium

1.5 Overall Landscape Sensitivity

The existing development between the A1079 and Beverley already impacts on the rural qualities of this area and on the views of Beverley Minister.

The area to the south is sensitive to development, in particular commercial development that would impact on views of Beverley. Any new development in this area would also need to take account of existing views of Beverley Minister from this approach.

The overall Landscape Sensitivity is assessed as: Medium

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<tr>
<th>Area</th>
<th>Landscape Character Sensitivity</th>
<th>Visual Sensitivity</th>
<th>Landscape Value</th>
<th>Overall Landscape Sensitivity</th>
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2.0 AREA 2 - QUEENSGATE QUARRY

2.1 Introduction

Area 2 (Queensgate Quarry) is located on the southern edge of Beverley between the A164 and Beverley Westwood.

The area is located in Landscape Character Type 16 Sloping Farmland, Landscape Character Area F Beverley Parks Farmland.

2.2 Landscape Character Sensitivity

The land use and character within the area is very diverse, including a large chalk quarry, (Queensgate Quarry) farmland, a playing field and a cemetery off Queensgate.

The area around the quarry to the northwest retains a distinctive small scale, random field pattern that, combined with the extensive tree cover in this area, creates an attractive backdrop to the Westwood and a pleasant landscape in its own right.

The landscape alongside the B1230 is particularly attractive and it shares many characteristics with the adjacent common land (Westwood).

The landscape adjacent to Queensgate, which includes the playing fields and cemetery, is slightly more urban in character due mainly to the presence of the adjacent residential development.

The landscape character sensitivity for this area is assessed as: High

2.3 Visual Sensitivity

Visually, the area is reasonably well enclosed by woodland. Despite its size, the quarry is almost entirely screened from the surrounding areas. The farmland between the quarry and the B1230 is visible from the Westwood to the northwest. The visual sensitivity of this area is increased due to its importance as a backdrop to the highly sensitive common land.

The visual sensitivity for this area is assessed as: High

2.4 Landscape Value

The playing fields and cemetery to the northeast are used by the local community and have some recreational/amenity value.

A public right of way to the north of the quarry allows public access to the area and links the residential areas to the east with the Westwood to the northwest.

The quarry reduces the amenity value of the area landscape, although its influence is confined to a small area.

Landscape value for this area is assessed as: Medium

2.5 Overall Landscape Sensitivity

The sensitivity of the area and its capacity to accommodate development is varied. The areas immediately adjacent to the quarry and towards Queensgate are less sensitive and may have some low term capacity to accommodate a small amount of low rise development. The smaller fields north of the quarry and south of the D1230 are highly sensitive to development, especially where they are visible from Westwood Common or if development in this area would affect views of the Minster when approaching Beverley on the B1230.

The overall Landscape Sensitivity is assessed as: High

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<th>Area</th>
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3.0 AREA 3 - BEVERLEY WESTWOOD

3.1 Introduction

Area 3 (Beverley Westwood) is a distinctive area of common land located to the west of Beverley, and includes Beverley Racecourse.

The area is located in Landscape Character Type 16 Sloping Farmland, Landscape Character Area C.

3.2 Landscape Character Sensitivity

Beverley Westwood is an historic area of common land that comprises undulating pasture with mature trees which is orientated towards Beverley in the east, allowing long distance views across the town and Beverley Minster when approaching on the A1174 from the west.

The Westwood is a defining feature of Beverley and an important arrival point from the west. The area which has an attractive ‘parkland’ appearance contains open pasture with areas of mature vegetation, including two notable tree avenues and several areas of woodland and scrub. Burton Bushes wood to the west of the area is ancient semi-natural woodland.

A former windmill (Scheduled Monument) forms a prominent landmark feature on higher ground towards the centre of the common land.

Beverley Racecourse is a key feature of the Westwood, located adjacent to the A1174. The prominent brick-built grandstand and associated buildings (constructed in 1959 and 1967) detract from the vernacular architectural style and the historic parkland surroundings.

The landscape character sensitivity for this area is assessed as: Very High

3.3 Visual Sensitivity

The Westwood is visually exposed to local residents (living in houses overlooking the common land), from travellers on the A1174 and from visitors to the common land and racecourse.

Residential properties on the edge of Beverley, to the east of the common create an abrupt yet attractive edge to the Westwood. The period properties which overlook the common land are highly visible from the A1174 on the approach to Beverley. Visually the houses overlooking the common form a sensitive urban edge and their setting should be protected.

There are open views of Beverley Minster and St Mary’s Church from the Westwood.

The visual sensitivity for this area is assessed as: High

3.4 Landscape Value

Cattle graze the common land which is used by locals for both informal and formal recreational activities. The Westwood includes a golf course and Beverley Racecourse (established in 1765). The area is an important recreational resource, used by the local community and visitors from further afield.

The historic importance of the area is reinforced by the number of scheduled monuments on the Westwood. In addition, Burton Bushes located southwest of the racecourse is ancient woodland and SSSI.

The Westwood is bounded by the Yorkshire Wolds Important Landscape Area to the west and the Beverley Conservation Area to the east.

Landscape value for this area is assessed as: Very High

3.5 Overall Landscape Sensitivity

The high scenic quality and the historic importance of the Westwood, combined with its value as a recreational resource, means the common land is extremely sensitive to new development despite the racecourse grandstand, which detracts from the attractive rural parkland characteristics of the area. Views of Beverley Minster and St Mary’s Church contribute to the strong ‘sense of place’ and increase its importance as a gateway to the town when approaching from the west.

The relationship between the housing to the east and the open pasture is a key feature which should be protected, along with the important views across the skyline of the town from the Westwood.

This area does not have the capacity to accept change without detriment to the unique historic context and distinctive landscape character of the area.

The overall Landscape Sensitivity is assessed as: Very High

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4.0 AREA 4 - FARM LAND BETWEEN BEVERLEY WESTWOOD AND THE A1079

4.1 Introduction

Area 4 is located to the west of Beverley, between the Westwood and the A1079.

It lies within Landscape Character Type 16 Sloping Farmland, Landscape Character Area E, west Holderness Sloping Farmland.

4.2 Landscape Character Sensitivity

The landscape comprises farmland with large arable fields enclosed by hedgerows, and/or mature trees, interspersed with woodland blocks, most notably Swadgery Mere Wood and Shorthill Hag.

The contrast between the open arable land and the woodland has resulted in an attractive high quality landscape.

The landscape character sensitivity for this area is assessed as: High

4.3 Visual Sensitivity

Despite the vast size of the arable fields the landscape is in visual terms reasonably well enclosed. There are comparatively few properties overlooking it. Vegetation alongside the A1079 prevents views from the ring road, although glimpsed views through hedgerows are possible from the A1174 and Newbald Road.

Views from the B1230 are more open. Travelling towards Beverley the road affords drivers long distance views across the farmland towards Beverley. It is important that these views are maintained.

The visual sensitivity for this area is assessed as: Medium

4.4 Landscape Value

The area is sparsely populated and is physically (not visually) divorced from the adjacent farmland by the road network; consequently, it is not a popular recreational or community resource, although a recreational path (Beverley 20) allows access to the area from Beverley Westwood. The landscape is high quality and typical of the undulating Yorkshire Wolds landscape and lies within the Important Landscape Area boundary.

Landscape value for this area is assessed as: High

4.5 Overall Landscape Sensitivity

The attractive wooded farmland that lies within the Important Landscape Area is an important buffer between the Westwood and the A1079. It provides an attractive setting on the approach to Beverley (from the west) and is therefore sensitive to new development.

The overall Landscape Sensitivity is assessed as: High

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<th>Area 4 - Farmland between Beverley Westwood and the A1079</th>
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5.0 AREA 5 - NORTHWEST OF BEVERLEY

5.1 Introduction

Area 5 lies to the northwest of Beverley and includes land (either side of the A1035 Malton Road) between Beverley Racecourse (Westwood) and the A164 Driffield Road.

The area is located in Landscape Character Type 16, Sloping Farmland, Landscape Character Area E, west Holderness Sloping Farmland.

5.2 Landscape Character Sensitivity

The area comprises large scale undulating farmland that slopes gently down from the A1174 towards the A164 Driffield Road northwest of Beverley.

Fields are generally large with hedgerow boundaries, many of which are fragmented. The hedgerows towards the east are generally more intact than those to the north and west, where there are fewer hedgerows, resulting in an open landscape away from the urban areas.

The Longcroft School playing fields are located on the edge of Beverley immediately north of Beverley Racecourse. The playing fields, which are surrounded by a thick hedge and mature trees, provide a buffer between the urban edge and the open farmland.

The sloping landform and wooded character of the urban edge and the integration of the urban edge with the countryside make this a good quality landscape that provides the rural setting of the town to the northwest.

The landscape character sensitivity for this area is assessed as: High

5.3 Visual Sensitivity

The landscape is orientated towards the existing housing on the edge of Beverley; consequently any development in this area would be visible to a large number of receptors.

Existing residential development to the north of the school playing fields around the junction of the A164 with the B1035 is reasonably well screened and integrated with the landscape by woodland and tree planting.

Views of the edge of town from the B1035, Constitution Hill, are restricted by landform and existing vegetation, as are views from the A164, Driffield Road.

The visual sensitivity for this area is assessed as: High

5.4 Landscape Value

The former rail line to the northwest of Beverley now forms part of the Wilberforce Way, a recreational cycle route that cuts through the farmland between Areas 5 and 6.

The landscape lies within the Yorkshire Wolds Area of High Landscape Value identified in the Beverley Borough Wide Local Plan, although following the proposed revisions to the boundary in 2013 it is proposed the area is excluded.

Landscape value for this area is assessed as: Medium

5.5 Overall Landscape Sensitivity

The area immediately north of the racecourse is assessed as having high sensitivity to change. The school playing fields are an important local resource that contributes to the character of the setting of the town. Neighbouring farmland is more open in character and more prominent due to its elevation and orientation. As a result, development in this area would impact upon the setting of the historic racecourse, the Westwood, and the town itself. The field immediately north of the junction of the A164 with the B1035 is slightly less sensitive and could accommodate development of appropriate scale that respected the existing houses and included adequate screening from the approach roads. The area is relatively low-lying and is enclosed by two roads. To the northern boundary of the area along field drain, there is the opportunity to incorporate screen planting to aid integration of any new development in this field. This area would remain highly sensitive to commercial development because the scale and style of the buildings would not be characteristic of the area and such buildings would be more visible in the landscape.

The overall Landscape Sensitivity is assessed as: High

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<th>Area</th>
<th>Landscape Character Sensitivity</th>
<th>Visual Sensitivity</th>
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6.0 AREA 6 NORTH OF BEVERLEY

6.1 Introduction

Area 6 to the north of Beverley includes land between the A164, Driffled Road, and the Beverley to Driffled railway line. It also includes one linear field south of the A164.

This area is located in Landscape Character Type 16, Sloping Farmland, Landscape Character Area E, west Holderness Sloping Farmland.

6.2 Landscape Character Sensitivity

The landscape to the north of Beverley is generally flat with medium to large arable fields enclosed by hedgerow. The disused railway crosses the area (Wilberforce Way) providing a pedestrian route into the centre of town. Vegetation in the area is reasonably sparse. Mature trees tend to be concentrated mostly along the railway and along the northern bypass. Elsewhere, there are occasional mature trees along the hedgerows.

The landscape is reasonably common place and is considered to be ordinary with no distinctive characteristics or features. The northern bypass detracts from the more rural characteristics of the farmland to the north.

The landscape character sensitivity for this area is assessed as: Medium

6.3 Visual Sensitivity

The landscape is reasonably flat and is effectively screened from adjacent housing by the existing vegetation. Overall the area is not visually sensitive.

The area to the south of the bypass is enclosed by vegetation, although houses on Woodhall Way are afforded views across this area, increasing its sensitivity slightly.

The visual sensitivity for this area is assessed as: Medium

6.4 Landscape Value

The area is not subject to landscape designations or policies aimed at protecting landscape quality.

The former rail line forms part of the Wilberforce Way, a recreational cycle route that cuts through the western edge of the area and provides a link between Beverley and the open farmland to the northwest.

The Minster Way, a marked recreational path, cuts through the area providing further pedestrian links between the town and the countryside to the north.

Landscape value for this area is assessed as: Medium

6.5 Overall Landscape Sensitivity

The farmland is considered to be common place with no notable characteristics or features.

For much of its length, the Beverley northern bypass creates a buffer between the housing to the south and the open farmland to the north. To the west, the bypass swings away from the urban areas leaving a narrow strip of farmland as a potential location for infill development.

It is considered that this area is less attractive than the area to the north (due to the presence of the highway and the adjacent residential properties); it is therefore less sensitive to development.

Land to the north is less visually exposed than land to the south (towards Woodhall Way), although development in open farmland would detract from the rural character of the landscape and would extend urban influences into the open countryside.

The overall Landscape Sensitivity is assessed as: Medium

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<th>Area 6 – North of Beverley</th>
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7.0 AREA 7 - NORTHEAST BEVERLEY

7.1 Introduction

Area 7 is located to the northeast of Beverley and includes farmland between the Beverley to Driffield railway line and the A1035 (extending as far as the River Hull).

This area is located in Landscape Character Type 18, Drained Floodplain Farmland, Landscape Character Area A, River Hull Corridor at the boundary with Landscape Character Type 16, Sloping Farmland, Landscape Character Area E, west Holderness Sloping Farmland.

7.2 Landscape Character Sensitivity

The flat low-lying landscape comprises medium to large arable fields, (with smaller fields around the farmsteads). Field boundaries are typically ditches or hedgerows. There is a substantial band of vegetation along the Beverley northern bypass, which provides effective screening of the residential development to the south. The bypass provides a well-defined and defensible limit to development on the northern edge of Beverley.

There are comparatively few trees in the wider landscape. Hedgerows are fragmented. There is a line of intermittent vegetation along the Beverley to Driffield railway line.

The open arable landscape is generally characteristic of the Holderness landscape and there is little to distinguish the area from similar landscapes. There are minor detractors in the area including large scale buildings on the A1035 to the east. However, overall, the area has a pleasant rural character typical of the open arable landscape.

The landscape character sensitivity for this area is assessed as: Medium

7.3 Visual Sensitivity

The area is screened from the bypass and is not overlooked by the adjacent houses. The flat low-lying fields with abundant vegetation alongside the bypass means there are no views of Beverley Minster.

The visual sensitivity for this area is assessed as: Low

7.4 Landscape Value

The area is not subject to landscape designations or policies aimed at protecting landscape quality.

It is of low recreational/amenity value. There is no public access to the area and it does not include any community facilities, apart from the allotments north of Swine Moor roundabout.

Landscape value for this area is assessed as: Medium

7.5 Overall Landscape Sensitivity

The landscape in this area is considered to be ‘ordinary’; consequently the farmland is less sensitive to change than other areas around Beverley. However, development beyond the bypass would be intrusive on the open countryside and would affect the character of the landscape north of the bypass. The bypass provides a well-defined boundary to the development edge on the northern edge of Beverley, effectively screening residential development from the neighbouring countryside and preventing ‘urban sprawl’.

The overall Landscape Sensitivity is assessed as: Medium

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<th>Area 7 - Northeast Beverley</th>
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9.0 AREA 8 – SWINE MOOR

8.1 Introduction

Area 8 to the northeast of Beverley covers land between the A1035 and the Swine Moor Industrial estate off the A1174. The River Hull forms the boundary of the area to the east.

The area is located in Landscape Character Type 18, Drained Floodplain Farmland, Landscape Character Area F, Figham and Swine Moor Common.

8.2 Landscape Character Sensitivity

The landscape is distinctive for a number of reasons. It is flat and low-lying; it has been managed as common pasture since the Middle Ages. There is very little vegetation cover and cattle graze the area (in contrast with the intensively farmed arable land of the surrounding area).

The low-lying flat pasture land is divided by the Beverley Barmston Drain, which is a strong linear feature crossing the common. There are sparse groups and occasional lines of hawthorn across the area creating the appearance of a poorly maintained ‘scruffy’ landscape.

To the north is a row of houses at Sendholme on the A1035 that have long linear gardens backing onto the common. This boundary is marked by a ditch and intermittent hedgerow and trees.

The area is prone to flooding and the River Hull is embanked through this area. There is a public footpath along the top of the bank from which there are southwesterly views towards Beverley Minster.

Swine Moor Industrial Estate and the adjacent hospital are prominent visual detractors that obstruct views towards Beverley (from within the common). The sparse and occasional hawthorn hedges provide very little screening to the large buildings. The overhead transmission lines that cross the common are prominent features on the skyline.

The area is of both historical and ecological importance and is distinctive compared to much of the surrounding area. However, in terms of scenic quality, its value is reduced by the urban influences, particularly the neighbouring industrial development.

The landscape character sensitivity for this area is assessed as: Medium

8.3 Visual Sensitivity

The area is sparsely populated and there are very few residential properties overlooking the area. Houses to the north are partially screened by intervening garden vegetation. Houses along the A1174 and Swinemoor Lane to the west are screened by roadside vegetation and/or industrial development/hospital to the east of the road.

Transient views across the common are possible from the A1035 and the A1174 (Swinemoor Lane) although these are fairly short in duration.

The visual sensitivity for this area is assessed as: Medium

8.4 Landscape Value

The area is covered by existing planning policies that seek to protect amenity, character, recreation value and nature conservation value.

The common is a Statutory Wildlife/Local Wildlife site.

The River Hull is an important recreational and wildlife corridor. It is navigable and there are moorings for boats along its banks.

Landscape value for this area is assessed as: High

8.5 Overall Landscape Sensitivity

The area was previously identified as ‘high quality’ due primarily to its historical/ wildlife importance. Any change in management regime or change of use would alter its character and its distinctiveness. However in terms of scenic quality alone the area has been degraded by the adjacent land uses. The industrial estate to the south and the overhead transmission lines impact upon the unique character of the open pastoral landscape, consequently the area as a whole is considered to be less sensitive to development than the previous assessment suggested.

The overall Landscape Sensitivity is assessed as: Medium

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9.0 AREA 9 - FARMLAND EAST OF THE RIVER HULL

9.1 Introduction

Area 9 to the northeast of Beverley is located east of the River Hull, between Tickton and Weel.

This area is located in Landscape Character Type 18, Drained Floodplain Farmland and Landscape Character Area A, River Hull Corridor.

9.2 Landscape Character Sensitivity

Land to the east of the River Hull comprises small to medium sized fields bounded by drainage ditches with some fragmented hedgerows and occasional trees. There are several small rectilinear plantations in this otherwise open farmed landscape. Despite being close to Beverley the area is remote and comparatively inaccessible, being isolated from the town by the River Hull, with one minor crossing point at Grovehill industrial estate. The A1035 crosses the river to the north at Tickhill.

The flat low-lying landscape lies within the floodplain of the River Hull and therefore is less likely to be subject to development pressures elsewhere around the edge of Beverley. The landscape is important to the setting of Beverley and forms an attractive backdrop to the eastern edge of the town. The River Hull is a natural boundary to development and the random field pattern and rural land use east of the river contribute to the scenic quality of the landscape. The industrial development at Swine Moor and a civic amenity site on Weel road detract visually from the good quality landscape.

The landscape character sensitivity for this area is assessed as: High

9.3 Visual Sensitivity

Visually, the area is remote with few visual detractors. There are a number of isolated farm dwellings and houses in Tickton and Weel, which are afforded views across the flat open landscape.

The visual sensitivity for this area is assessed as: Medium

9.4 Landscape Value

The area is not a protected landscape and is not subject to any statutory designations. Also due, in part, to its inaccessibility it is not considered to be a valuable recreational or community resource.

Landscape value for this area is assessed as: Low

9.5 Overall Landscape Sensitivity

The area is due in part to its isolation, relatively unspoilt and is considered to be of relatively high scenic value. It is separated from Beverley by the River Hull and does not contain many urban influences (apart from the industrial development to the west of the river and the domestic waste site to the south). Development in this area would intrude on the tranquil rural qualities of the farmland and would introduce urban characteristics to the rural landscape, altering the setting of Beverley and the rural character of the river corridor. It is considered that the area has limited capacity to accommodate new development.

The overall Landscape Sensitivity is assessed as: Medium

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10.0 AREA 10 - FIGHAM COMMON

10.1 Introduction

Area 10 to the southeast of Beverley includes land around Figham between the Beverley Beck and Woodmansey (to the west of the River Hull).

The area is located in Landscape Character Type 16; Sloping Farmland, Landscape Character Area F; Beverley Parks Farmland.

10.2 Landscape Character Sensitivity

The distinctive landscape comprises flat low-lying pasture similar to Swine Moor. The area has been managed as pasture since the Middle Ages.

The former common land is bisected by the Beverley Barmston drain that was constructed to aid drainage of the Holderness farmland. The area to the east between the drain and the River Hull is particularly remote with no road access. Land to the west of the drain is more accessible to Beverley; consequently this has resulted in the encroachment of urban development and the loss of the common land.

There are scattered areas of hawthorn along the line of the drain. There is also evidence of ridge and furrow indicating that part of the area at least was cultivated in the medieval period before becoming common land.

The boundary of the area to the east is defined by the embanked River Hull. To the north are Beverley Beck (a sewage treatment works) and the Grovehill Industrial Estate. To the south is Tokenspire Park Industrial Estate. These areas of large scale industrial development have impacted upon the landscape setting of Beverley and upon the character of Figham Common.

Figham is historically important in the development of Beverley. Management of the land has resulted in a distinctive rural landscape close to the urban edge. The area shares its unique pastoral characteristics of Swine Moor and similarly has suffered the urbanising effects of neighbouring developments.

The visual sensitivity for this area is assessed as: Low

10.4 Landscape Value

The area is covered by existing planning policies that seek to protect amenity, character, recreation value and nature conservation value. The common is a Statutory Wildlife/Local Wildlife Site.

River Hull has a public footpath along the top of the river bank. Beverley Beck on the northern edge of the common has an attractive riverside path with seating overlooking the boat moorings.

The Wilberforce Way (a recreational route) runs through the area along the northern edge of Tokenspire Park Industrial Park.

Landscape value for this area is assessed as: High

10.5 Overall Landscape Sensitivity

The scenic quality of the common ground, (especially to the west of the Beverley Barmston drain) has been reduced by the presence of industrial/commercial development that has encroached into the area, lowering its sensitivity to new development. However, it is considered that the historical and wildlife importance of the common offsets the deterioration in landscape amenity.

The remote land to the east of the Beverley Barmston drain is more sensitive to development than land to the west, which has been degraded by large scale industrial buildings.

The overall Landscape Sensitivity is assessed as: Medium

<table>
<thead>
<tr>
<th>Area</th>
<th>Landscape Character Sensitivity</th>
<th>Visual Sensitivity</th>
<th>Landscape Value</th>
<th>Overall Landscape Sensitivity</th>
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<tr>
<td>10</td>
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11.0 AREA 11 - BEVERLEY PARKS

11.1 Introduction

Area 11, to the south of Beverley, lies between the A1174 and the A164.

The area is located in Landscape Character Type 16, Sloping Farmland and Landscape Character Area F, Beverley Parks Farmland.

11.2 Landscape Character Sensitivity

The land south of Beverley comprises low-lying farmland on a former Deer Park (Beverley Parks).

There are a number of notable features in the area:

- The Beverley to Cottingham rail line divides the farmland into two separate areas, limiting access between the east and west.
- The Beverley southern bypass (currently under construction) cuts across the area in an east–west direction linking the A164 with the A1174.
- There are a number of commercial horticultural operations in the area including the Minster Plant Centre off Long Lane (horticultural enterprises are characteristic of the farmland between Beverley and Hull).
- Lakeminstor Caravan Park and Leisure Centre, a camping and caravan site with fishing lake surrounded by woodland, is located towards Woodmansey on the A1174.

The farmland comprises a combination of grassland and arable crops. Field areas vary in size and shape. Generally fields towards Beverley are smaller and irregular, whilst fields to the south are larger and more rectilinear. Fields are mostly enclosed by well-maintained hedgerows with mature trees.

Part of the area lies within the floodplain and is intersected by a number of minor water courses that drain towards Beverley and discharge into the River Hull via Beverley Beck.

There has been extensive ‘modern’ development on the southern edge of Beverley, which includes houses on Beverley Parklands, Minster Avenue and Woodmansey Mile, along with a school (Keldmarsh Primary School) and Beverley Leisure Complex to the southeast of the Minster. The ‘modern’ development is reasonably well separated from the rural areas to the south by the existing vegetation surrounding it.

Traditionally, development on the edge of Beverley to the south has been restricted. This has protected views of the Minster from the south. However, in recent years, development including the leisure complex has encroached into this area and has had an adverse impact on the setting of the Minster.

Aesthetically, the landscape is fairly ordinary with very few distinctive characteristics or features of note. There are also several detractors present i.e. the A1174, the railway line, southern bypass (under construction) and a number of large agricultural/horticultural buildings.

The landscape character sensitivity for this area is assessed as: Medium

11.3 Visual Sensitivity

Despite the proximity of the adjacent development, the farmland is reasonably enclosed. Views from the adjacent houses are mostly screened by intervening vegetation. Views across the farmland are possible from a number of isolated dwellings in the area, especially those along Long Lane.

More extensive views across the area are possible from the rail line and from the southern bypass (under construction), which will afford drivers elevated views to the north and south (especially as it rises over the rail line).

Visually, the most significant issue is likely to be the proximity to Beverley Minister, a prominent historic landmark immediately north of the farmland. The Minster is visible from most locations within Beverley Parks and will be especially prominent from the elevated sections of the southern bypass.

Any new development between Beverley and the southern bypass would need to consider views of the Minster, to ensure its setting is not compromised.

The visual sensitivity for this area is assessed as: High

11.4 Landscape Value

The area is of historical interest; the area was a former Deer Park. Old Hall Farm was constructed on the site of a large country house built for the Wharton family in the mid-1670s. The Wharton family were the largest landowners in the East Riding at that time. Some elements of the house remain including gate piers and a walled garden.

The area is important as a setting for the Minster and as a transitional zone between Beverley and the rural landscape to the south, although it is not considered particularly valuable in ‘landscape’ terms and it is of comparatively low recreational or amenity value.

The area is not subject to existing landscape designations or policies aimed at protecting landscape quality.
Landscape value for this area is assessed as: Medium

11.5 Overall Landscape Sensitivity

Despite the historical importance of the area and its proximity to the Minster, the landscape is not of the highest scenic quality. It is considered that the area does have capacity to accommodate further development. It is important that the new development respects views of Beverley Minster and retains where possible the historic field boundaries, especially towards the southern edge of Beverley.

Any development proposals in this area should demonstrate an understanding of the role of the landscape to the setting of Beverley and recognise the importance of views to Beverley Minster, (including views from the new bypass, whilst maintaining the existing flood storage capacity).

The overall Landscape Sensitivity is assessed as: Medium

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<th>Area</th>
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The sensitivity of the landscape around Beverley is summarised below:

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<th>Overall Landscape Sensitivity</th>
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</table>

The quality of the landscape around Beverley varies from Very High to Medium.

The majority of the farmland surrounding the town is considered to be 'ordinary' and of medium sensitivity.

The landscape to the west is generally higher quality than the areas to the north, south and to a lesser extent the east. The undulating arable land on higher ground to the west, which is typical of the Yorkshire Wolds landscape, is generally more attractive, with fewer urban influences.

The area of highest quality landscape is Beverley Westwood, common land/ pasture to the west of the town. This distinctive area is particularly attractive and forms an important backdrop/gateway to Beverley. It is also an important recreational/amenity facility and an integral part of the town's character.

The farmland surrounding the Westwood is also considered to be high quality.

The common land of Figham and Swine Moor, previously assessed in the 2005 Landscape Character Assessment as 'high quality', is of historic importance and displays distinctive characteristics that contribute to a strong sense of place. However, it is considered that in landscape terms these areas have become degraded by the adjacent land uses and their sensitivity has been reduced to Medium.

The medieval town of Beverley is an important historic settlement in the East Riding. The landscape surrounding the town contributes to its 'sense of place'. Development around its periphery should be sympathetically designed to create an attractive high quality edge to the town and to respect views of the Minster.

The ring road around the northern part of Beverley provides a defined and defensible edge to the town; generally land within the highway is considered less sensitive to development than the farmland beyond, which is more rural in character.

The construction of the southern bypass will potentially open up Beverley Parkland to infill development. It is important, due to its proximity to Beverley Minster, that any new development in this area respects its setting.

11.6 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.

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.

Views of landmark features such as Beverley Minster, St Mary's Church and Blackmill should be respected and enhanced. These are all important features that contribute to the distinctive character of the landscape surrounding Beverley and its strong sense of place.

Woodland planting on the urban edge should incorporate native planting. Ash, oak, field maple, hazel and hawthorn are common native species in the area. In the River Hull corridor where ground conditions are wetter, willow and alder are also present.