DRIFIELD
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 Driffield 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).

Settlement Profile

Driffield lies on the edge of the Yorkshire Wolds Important Landscape Area (ILA), near the source of the River Hull, and approximately 12 miles from Beverley and 12 miles from Bridlington. It is referred to as the Capital of the Wolds.

The town sits on the intersection of the A614 and A166 and the Yorkshire Coast Hull to Scarborough rail line. The Driffield Navigation, an 11 mile canal, extends southeastwards from the town to the River Hull. Restoration work is on-going with the ultimate aim of making the canal fully navigable again, as well as enhancing the route as an environmental and visitor asset.

Driffield town centre is focused around Middle Street South and Market Place, where a market is still held every Thursday. This is in addition to the popular Farmers' Market held at the Driffield Showground once a month. The showground is also home to the annual Driffield Agricultural Show, which is one of the biggest one-day agricultural shows in the country.

The town has a relatively strong agricultural and manufacturing base supported by the industrial estates of Kelleythorpe and Skerne Road. Close to Kelleythorpe, part of the former Alamein Barracks is now used for commercial storage uses. The remainder of the former MoD site is now under developer control and proposals for different uses are likely to come forward.

Key features of the landscape include:

- the undulating farmland of the Yorkshire Wolds to the north and west of the town with large rectilinear fields surrounded by well-maintained hedgerows;
- woodland associated with water courses to the west, south and southeast of Driffield, comprising Elmswell-Beck, Driffield Beck and Driffield Trout Stream, which flow into the River Hull (West Ray):
- the A614 Driffield bypass, which partly defines the western and southwestern edges of town;
- the Driffield Navigation, which runs alongside the River Hull and enters the town from the south, culminating in an attractive historic canal Basin at River Head (Conservation Area); and
- land to the southwest of the town, which is more urban in character comprising both amenity land and commercial development centred on the former airfield and encompassing the ‘showground’.

Landscape Setting

Driffield is located on the edge of Holderness National Character Area (NCA 40) adjacent to Yorkshire Wolds National Character Area (NCA 27), as defined by Natural England. The landscape surrounding Driffield lies within four landscape character types identified in the East Riding Landscape Character Assessment (2005):

- Landscape Character Type 13 – Open High Rolling Farmland;
- Landscape Character Type 15 – Wolds Valley Farmland;
- Landscape Character Type 16 – Draining Farmland; and
- Landscape Character Type 18 – Drained Floodplain Farmland.
1.0 AREA 1 – NORTH WEST DRIFIELD, DRIFIELD SPELOWGATE

1.1 Introduction

Area 1 is located north of the A166 and northwest of the A614 Driffield bypass.

The area is located within Landscape Character Area 13D, North Wolds Plateau Farmland (ERYC LCA 2005).

1.2 Landscape Character Sensitivity

The landscape to the northwest of Driffield comprises large undulating arable fields enclosed by fragmented hedgerows typical of the Yorkshire Wolds landscape.

The southern and southeastern edges of the area are heavily influenced by the A614 and the A166, which, along with the allotment gardens adjacent to the A614, detract from the otherwise attractive open qualities of the landscape outside of the bypass (A614).

The bypass and the associated screen planting adjacent to it creates a robust well defined edge to the town.

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

1.3 Visual Sensitivity

Due to its orientation, the farmland in this area is visible from the A166 and the A614, although it is reasonably well screened from houses on the edge of Driffield.

The church spire in the centre of Driffield is prominent from Spellowgate. There are also views south from higher ground to Little Driffield.

The settlement edge is well defined and screened from the surrounding landscape by the topography and existing vegetation that follows the top of the cutting of the A614, Driffield bypass and the vegetation in the gardens that border the surrounding fields.

The visual sensitivity for this area is assessed as: Medium

1.4 Landscape Value

Apart from a small pocket of land adjacent to the Driffield bypass (between Spellowgate and the A100/A614 junction), the area lies within the Yorkshire Wolds Important Landscape Area (ILA); defined following the ILA boundary review, undertaken in August 2013.

The area is mostly agricultural land that is not accessible to, or used by, the public. Spellowgate allotments adjacent to Spellowgate Bridge are a valuable recreational resource.

Landscape value for this area is assessed as: High

1.5 Overall Landscape Sensitivity

The open agricultural land lies within the Yorkshire Wolds ILA. The area is visible from the Driffield bypass, although the A614 and planting along the road provides an effective barrier between the town and the open countryside. This helps to protect the rural landscape to the northwest both visually and physically from the extension of the urban areas. The character of the landscape to the north and west of the bypass would be adversely affected by development beyond the bypass.

The overall Landscape Sensitivity is assessed as: High

<table>
<thead>
<tr>
<th>Area 1 –North West Driffield, Driffield Spellowgate</th>
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2.0 AREA 2 – NORTH END BRIDGE

2.1 Introduction

Area 2 lies to the north of the A614 (northwest of Driffield town centre), between Spellowgate and the B1249. It is similar in character to Area 1, i.e. it is a large scale arable landscape, with comparatively little enclosure.

The area is located within Landscape Character Area 13D, North Wolds Plateau Farmland (ERYC LCA 2005).

2.2 Landscape Character Sensitivity

The area is characterised by the undulating farmland to the north of the A614 Driffield bypass, which is typical of that found within the Wolds; it is open rolling farmland with few trees and hedges.

The area is centred on a shallow valley, through which a small watercourse (Water Forlorn) flows towards Driffield.

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

2.3 Visual Sensitivity

The open farmland is visually exposed from the A614 Driffield bypass, although it is reasonably well screened from houses on the edge of Driffield.

Mature vegetation alongside the A614 Driffield bypass helps to screen the road from the settlement edge and the town from the surrounding landscape.

The visual sensitivity for this area is assessed as: Medium

2.4 Landscape Value

The area lies within the Yorkshire Wolds Important Landscape Area (ILA); defined following the ILA boundary review, undertaken in August 2013.

The area is mostly agricultural land which is separated from Driffield by the bypass. This bypass restricts access and reduces its recreational potential.

Landscape value for this area is assessed as: High

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2.5 Overall Landscape Sensitivity

The attractive rural landscape is typical of the Yorkshire Wolds and is considered to be an 'Important Landscape'.

The A614 Drifield bypass and the planting alongside it create a physical and visual barrier helping to protect the landscape from future expansion of the town. Development to the north of the bypass would detract from the rural character of the landscape.

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

<table>
<thead>
<tr>
<th>Area 2 – North End Bridge</th>
<th>Landscape Character Sensitivity</th>
<th>Visual Sensitivity</th>
<th>Landscape Value</th>
<th>Overall Landscape Sensitivity</th>
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<td>High</td>
<td>Medium</td>
<td>High</td>
<td>High</td>
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3.0 AREA 3 – LONG LANE AND FIELD HOUSE FARM

3.1 Introduction

Area 3, comprising open farmland to the north of Driffield, is located to the north of the A614 and to the east of the B1249.

This area is located on the edge of Landscape Character Area 13D, North Wolds Plateau Farmland and Landscape Character Area 18D, Nafferton Sloping Farmland (ERYC LCA 2005).

3.2 Landscape Character Sensitivity

The landscape is mostly open farmland, with large arable fields sloping gently towards the southeast. Mature plantation belts towards the A614 and the B1240 (around Field House Farm) provide some enclosure around the junction.

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

3.3 Visual Sensitivity

To the north of the A614, the vegetation around Field House Farm screens the farm and paddocks from the surrounding landscape. Development of an agricultural nature in this area may be accommodated without detriment to landscape character providing it is screened by the existing woodland. Elsewhere, the landscape to the north of the A614 is visually exposed. Development would affect views of the open countryside.

Landscape value for this area is assessed as: Medium

3.4 Landscape Value

The area lies within the Yorkshire Wolds Important Landscape Area (ILA) defined following the ILA boundary review, undertaken in August 2013.

The area is mostly agricultural land that is separated from Driffield by the bypass. This bypass restricts access and reduces its recreational potential.

Landscape value for this area is assessed as: High

3.5 Overall Landscape Sensitivity

The attractive rural landscape is typical of the Yorkshire Wolds and is considered to be an ‘Important Landscape’.

The A614 Driffield bypass and the planting alongside Field House Farm provide a physical and visual barrier between Drifield and the open countryside.

Development to the north of the bypass would detract from the rural character of the landscape.

The overall landscape sensitivity for this area is assessed as: High
4.0 AREA 4 – THE A614 TO THE RAIL LINE EAST OF DRIFIELD

4.1 Introduction

Area 4 encompasses two main areas:

- Farmland along the northern edge of Driffield between the settlement edge and the A614, Driffield bypass; and
- Farmland northeast and east of Driffield between the bypass and the Driffield to Nafferton rail line.

These areas are both located in Landscape Character Area 16D, Nafferton Sloping Farmland (ERYC LCA 2005).

4.2 Landscape Character Sensitivity

The farmland comprises medium sized, gently undulating fields under arable cultivation. Other land uses include the recreation ground, the allotments and the cemetery. There are a number of mature hedges with trees along field boundaries. The diversity of land uses within the area contributes to a discordant feel. Development and vegetation cover give the area an enclosed feel, however views of the rising ground of Nafferton Wold are possible.

The A614 bypass has a major influence on the character of the landscape to the north of Driffield and detracts from the rural qualities of the landscape adjacent to it.

Land towards the east is flat and becomes more open, with fewer trees.

Overall, the landscape is considered to be pleasant, but ordinary. There are no distinctive features or characteristics in the area and the mix of land use gives the area a discordant appearance. The mature hedgerows and vegetation around the edge of the settlement is a particular feature of note.

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

4.3 Visual Sensitivity

The landscape is visible from houses closest to the edge of Driffield, although substantial screening is provided by vegetation on the northern edge of the town.

Housing on Meadowcroft Road, The Ridings, Northfield Avenue and Highfield Avenue (to the east of Driffield) are afforded views across open farmland to the rear of their properties.

Generally, the flat low-lying landscape combined with the lack of vegetation to the east means that frequent long distance views are possible.

Visual Sensitivity for this area is assessed as: Medium

4.4 Landscape Value

Generally the area is not subject to any designation or protection and the landscape value is much lower, although part of the land on the northern edge of Driffield (to the west of the B1249 Scarborough Road) is designated as a Conservation Area. This area is of higher landscape value than the farmland to the east, and is locally more sensitive to new development than the open countryside.

Land to the east of Driffield includes a cemetery, recreation ground, allotments and public open space, which are valuable resources for the local population, although the wider agricultural landscape has limited public access with few recreational assets. The landscape is generally common place, with a lack of hedges and tree cover compared to other areas around the town's perimeter.

Landscape value for this area is assessed as: Medium

4.5 Overall Landscape Sensitivity

The sensitivity of the landscape in Area 4 varies. The land immediately north of the Driffield Castle Conservation Area is more sensitive to development, whilst land between Gamely Lane and the A614 (around the recreation ground) is of lower sensitivity and therefore has some capacity for residential development (subject to retention of the existing mature perimeter vegetation). The fields to the east of the recreation ground around Eastfield Farm have a higher sensitivity due to their more rural location, separate from the edge of Driffield.

Land immediately north of the Driffield Castle Conservation Area should not be developed, although the area closer to the bypass and the roundabout does have some capacity to accommodate low rise development without affecting the setting of the Conservation Area.

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

Whilst the overall sensitivity of the landscape is assessed as Medium there are parts of Area 4 that are more and less sensitive. Land immediately north of the Driffield Castle Conservation Area is more sensitive to development and should be avoided, in preference to land on the eastern edge of Driffield.

<table>
<thead>
<tr>
<th>Area 4 – Recreation Ground and Eastfield Farm</th>
<th>Landscape</th>
<th>Visual</th>
<th>Landscape</th>
<th>Overall</th>
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<tbody>
<tr>
<td>Area Character Sensitivity</td>
<td>Medium</td>
<td>Medium</td>
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5.0 AREA 5 – THE CHASE AND MEADOW GATES

5.1 Introduction

Area 5 is located to the east of Driffield, bounded by Driffield School, playing fields and residential development to the north and the Driffield to Nafferton railway to the south, and residential areas to the west.

This area is located within Landscape Character Area 16D, Nafferton Sloping Farmland.

5.2 Landscape Character Sensitivity

The area is characterised by arable land interspersed with mature woodland blocks. The woodland blocks provide screening, create visual interest, and help ‘break up’ the open expanses of arable land.

The quality of landscape within this area is considered reasonably good, despite the presence of development around its periphery. The landscape is typical of the character type and is in good condition.

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

5.3 Visual Sensitivity

The area is reasonably well screened from the surrounding areas by the mature woodland blocks, although some of the houses to the east (The Chase, The Green and New Walk) have open views across this area.

The church spire at Nafferton to the northeast is visible over the plantations. A strip of vegetation alongside the railway near Meadow Gates level crossing helps to contain views out of the area and gives the area a sense of enclosure.

Overall, the visual exposure is lower than other areas due to the extensive screening afforded by hedgerows and trees along the boundary, which also screen views into and out of Driffield School.

Visual Sensitivity for this area is assessed as: Low

5.4 Landscape Value

The landscape is not subject to any planning designation or protection relating to landscape quality.

The area improves the setting of the town. Approaching from the east, the mature woodland ‘softens’ the edge of Driffield.

The agricultural landscape has limited public access with few recreational assets.

Landscape value for this area is assessed as: Medium

5.5 Overall Landscape Sensitivity

The landscape is reasonably attractive compared to the more exposed farmland to the east, due mainly to the increased vegetation cover in the area.

The visual enclosure provided by the woodland means the sensitivity of the landscape is comparatively low i.e. it is not visible from the surrounding areas and therefore does have some capacity to accommodate new development without detracting from the wider landscape.

The conifer plantation serves as an effective barrier between the settlement and the open agricultural fields towards Nafferton.

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

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<tr>
<th>Area 5 – The Chase and Meadow Gates</th>
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6.0 AREA 6 – MEADOW ROAD/WANSFORD ROAD

6.1 Introduction

Area 6 is located to the southeast of Driffield; between the Driffield to Nafferton railway and the Driffield Navigation (approximately 100 m north of the canal).

The B1249 Wansford Road runs through the area.

The area is located within Landscape Character Type 18; Drained Floodplain Farmland, Character Area A - River Hull Corridor.

6.2 Landscape Character Sensitivity

The area is characterised by flat, medium sized arable fields and pasture enclosed by mature hedgerows and trees along the boundaries. The area is flat and low-lying. There are a number of minor watercourses (including Meadow Stream) that cross the farmland and there are some small water bodies towards the rail line.

The large electricity substation on the B1249 Wansford Road is a major landmark. Its prominence is emphasised by the large number of transmission/distribution lines that radiate out from it, especially to the north and east. Chesney Farm, the large farmstead on Wansford Road, is also a prominent feature that, in conjunction with the substation, detracts from the more attractive rural qualities of the area.

The landscape within this area is considered to be ordinary i.e. it is common place in the region, although it becomes more attractive to the northeast around Meadow Stream.

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

6.3 Visual Sensitivity

The area is sparsely populated and there are comparatively few houses or residential properties with unrestricted views across the farmland.

There is an extensive development of new houses to the northeast of this area (The Beechwood), although this development is substantially screened by a strip of mature woodland along its perimeter.

Despite the lack of residential views the area is visually exposed, from the B1249 Wansford Road.

Visual Sensitivity for this area is assessed as: Medium

6.4 Landscape Value

The landscape is not subject to any planning designation or protection relating to landscape quality.

The OS map indicates the presence of an historical site (tumulus) at Cheesecake Hill, although this is not readily apparent in the field.

The farmland has limited public access with few recreational assets.

The B1249 Wansford Road is an important approach to Driffield from the east.

Landscape value for this area is assessed as: Low

6.5 Overall Landscape Sensitivity

The landscape is common place in the region and is not of the highest scenic quality. There are a number of urbanising features that detract from its rural character. Generally the landscape is of low scenic value although its sensitivity to new development is increased by its visual exposure on an important ‘gateway’ to Driffield from the east.

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

<table>
<thead>
<tr>
<th>Area – Meadow Road/Wansford Road</th>
<th>Landscape Character Sensitivity</th>
<th>Visual Sensitivity</th>
<th>Landscape Value</th>
<th>Overall Landscape Sensitivity</th>
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<td>Medium</td>
<td>Medium</td>
<td>Low</td>
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7.0 AREA 7 – OUT GANG AND THE RIVER HULL CORRIDOR

7.1 Introduction

Area 7 is located to the southeast of Driffield. It is centred on the River Hull, which meanders through an area of low-lying land south of the B1249 Wansford Road and the Driffield Navigation (canal).

The area is located within Landscape Character Type 18; Drained Floodplain Farmland, Character Area A - River Hull Corridor.

7.2 Landscape Character Sensitivity

The area comprises mostly rough grassland/pasture between the river and the canal, bounded by flat, low-lying agricultural land. There are a number of large mature trees on the field boundaries and along the canal and river banks. The area also contains stretches of remnant hedgerows that have become overgrown. The canal and river in close proximity create an attractive low-lying landscape that is prone to flooding and has resulted in a species-rich wetland habitat. The area between the river and the canal is particularly attractive, with small trees and meadow grassland present. A footpath follows the course of the canal along the raised embankment.

Bell Mills are prominent buildings on the skyline to the north, which detract slightly from the area both visually and as a result of associated industrial noise. The area is of a small scale but with a diverse character and number of land uses.

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

7.3 Visual Sensitivity

Visually, the area is fairly exposed, especially from the B1249 Wansford Road, although the area is sparsely populated. There are comparatively few houses or residential properties in the immediate vicinity. Bell Mills are large prominent structures on the skyline to the north, which detract visually from the attractive river corridor. The overhead power lines radiating out from the adjacent substation (B1249 Wansford Road) are visible and also detract from the rural quality of the river corridor.

Visual Sensitivity for this area is assessed as: Medium

7.4 Landscape Value

The floodplain is an important wildlife area, designated as a National Nature Reserve. The northeastern boundary of Area 7 abuts the Driffield Conservation Area. There is a well-used footpath along the canal towpath. The canal and river are potentially valuable as recreational routes, (boating, walking, fishing etc.).

The river corridor is important as a strategic green link, connecting as it does to Driffield Beck, which flows around the southwest quadrant of the town creating a route for wildlife and amenity space to be enjoyed by the local population.

Landscape value for this area is assessed as: High

7.5 Overall Landscape Sensitivity

The distinctiveness of the canal and river corridor, combined with the intactness of landscape, has resulted in an attractive scenic landscape that is both important as a wildlife reserve and valuable as a recreational area for local inhabitants.

The River Hull corridor is highly sensitive to change; as a result the area has low capacity for development. The Out Gang area, between the canal and Wansford Road, is slightly less sensitive to development and has some capacity to accommodate low-rise buildings where it is screened by existing mature belts of vegetation. However, any change of use in this area is likely to impact on the setting of the canal/river and the approach to Driffield.

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

<table>
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<tr>
<th>Area 7 – Out Gang and the River Hull Corridor</th>
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9.0 AREA 8 - LAND SOUTH OF THE RIVER HULL CORRIDOR

8.1 Introduction

Area 8 is located to the south of Driffield and comprises a large expanse of flat arable land to the south of the River Hull. It extends from the river to Green Lane off the A164. The Driffield to Hutton rail line cuts through the area in a north-south direction.

The area is located within Landscape Character Type 18; Drained Floodplain Farmland, Character Area A - River Hull Corridor.

It is a large scale productive landscape with large rectangular fields and a number of large agricultural buildings that have a semi-industrial appearance.

8.2 Landscape Character Sensitivity

The landscape is flat with large rectangular fields enclosed by clipped hawthorn hedges. The area is dominated by the extensive production of crops and tree cover is sparse.

It is physically and visually separated from Driffield by a large band of mature woodland that runs around the southern edge of the town (Bell Mills plantation).

There are a number of manmade features which detract from the rural qualities of the area, including overhead power lines, a rail line, large industrial scale farm complexes and the mill buildings (Bell Mills) towards Driffield.

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

8.3 Visual Sensitivity

The flat landscape is visually exposed, although there are comparatively few properties overlooking this area. Transient views are possible from the rail line and from Skerne Road as they pass through the landscape.

The Bell Mills plantation is an effective visual barrier that screens the area from houses on the southern edge of Driffield.

The character of the open farmland is adversely affected by the large industrial buildings at Bell Mills, which are visible from the majority of this area.

Visual Sensitivity for this area is assessed as: Medium

8.4 Landscape Value

The landscape is not subject to any planning designation or protection relating to landscape quality. The farmland has limited public access and is of low amenity/recreational value.

Landscape value for this area is assessed as: Low

8.5 Overall Landscape Sensitivity

The landscape is common place in the region and is not of the highest scenic quality, due partly to a number of urbanising features that detract from its rural character.

The area is physically divorced from Driffield by intervening watercourses and by a dense band of woodland adjacent to the watercourses that forms a defined edge to the town and an effective buffer between the settlement and the open farmland. Development on land beyond this buffer would detract from the rural character of the landscape.

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

<table>
<thead>
<tr>
<th>Area 8 – Land South of the River Hull Corridor</th>
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9.0 AREA 9 – DRIFFIELD BECK AND CONNECTING WATERCOURSES

9.1 Introduction

Area 9 is defined by a narrow swathe of woodland associated with the watercourses around the southern and western edges of Driffield, between Bell Mills and Little Driffield. It includes: Elmswell Beck; Little Driffield Beck; The Keld; Driffield Beck; and Driffield Trout Stream, which flow into the River Hull to the southeast of Driffield.

The area encompasses the golf course at Old Sunderlandwick and Sunderlandwick Hall. Both these areas are heavily vegetated, although they have a more manicured parkland character compared to the more natural native woodland along the watercourses.

The area is located within:

- Landscape Character Type 16 Sloping Farmland, Character Area A, Southwest Driffield Parkland and Golf Course;
- Landscape Character Type 15 Wolds Valley Farmland, Character Area C – Elmswell Beck Corridor; and
- Landscape Character Type 16 Sloping Farmland, Character Area A, Southwest Driffield Parkland and Golf Course.

9.2 Landscape Character Sensitivity

The area is defined by the mature deciduous woodland alongside the watercourses upstream of the River Hull. The low-lying area is prone to flooding and contains a number of ponds and wetland areas, along with the trout hatcheries to the east of the A164.

The combination of water, meadows and dense native woodland produces an attractive landscape of high scenic value, which forms a pleasant backdrop to the town. The woodland forms a distinctive edge to Driffield and is valuable as a wildlife resource.

The quality of the landscape deteriorates towards Little Driffield, and alongside the show ground (Area 12), although mostly the wetland corridor is considered to be of high scenic value.

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

9.3 Visual Sensitivity

The woodland provides a strong sense of visual enclosure screening the edge of Driffield from the open countryside and preventing views of the town from the outlying farmland. For much of its length, the woodland is visible from a large number of residential properties, increasing its sensitivity to new development. The most visually exposed areas include the section to the northeast of the Driffield Show Ground and the area around Little Driffield. In addition, the A614 Driffield bypass cuts through the area (between Driffield and Little Driffield) affording drivers views of the woodland and, to a lesser extent, the water courses (including Keld Pond).

Visual Sensitivity for this area is assessed as: Medium

9.4 Landscape Value

The area is important as a wildlife corridor. Its wildlife value is increased by the presence of the watercourses/bodies and by the greater variety of habitat types along its length.

Much of the area is designated as an important wildlife area (either Statutory Designation or Local Wildlife Site). Driffield Beck and the River Hull have a SSSI designation.

There is comparatively little public access to the area. Apart from two paths at King's Mill, there are no footpaths within or through the corridor.

The golf course on Old Sunderlandwick Lane is a popular recreational resource.

The up-stream sections of the watercourses west of Little Driffield are located within the Yorkshire Wolds Important Landscape Areas.

The area is very important as a buffer zone and transitional plan between Driffield and the open countryside to the south and west.

Landscape value for this area is assessed as: High

9.5 Overall Landscape Sensitivity

Despite being a relatively narrow tract of land following the watercourses around the southwestern edge of Driffield, it is considered to be an important wildlife corridor and an attractive buffer between town and the open countryside beyond. The area has minimal capacity to accommodate new development and should be maintained and enhanced wherever possible.

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

| Area 9 – Driffield Beck and Connecting Watercourses |
|-----------------|----------------|----------------|----------------|----------------|
| Area            | Landscape Character Sensitivity | Visual Sensitivity | Landscape Value | Overall Landscape Sensitivity |
| 9               | High            | Medium          | High           | High           |
10.0 AREA 10 – THE BUTTS

10.1 Introduction

Area 10, south of Driffield, is bordered by the Beverley Road to the west, the Driffield to Hutton railway line to the east, and Driffield Beck to the south.

The area is located within Landscape Character Type 16; Sloping Farmland, Character Area, Southwest Driffield Parkland and Golf Course.

10.2 Landscape Character Sensitivity

The area comprises a triangle of agricultural land that projects into the southern edge of Driffield, creating a rural approach to the town from the southwest (along the Beverley Road from the A164). The fields are surrounded by urban development on two sides and by Driffield Beck and the River Hull to the south.

There are a number of ‘urban features’ that detract from the rural qualities of the landscape, including the adjacent roads, street lamps, overhead distribution line, communications mast and a petrol filling station.

The landscape is well maintained and is in good condition, and mature plantations and trees around the perimeter contribute to the perception of a well vegetated landscape.

The landscape sensitivity increases towards Driffield Beck and the River Hull to the south.

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

10.3 Visual Sensitivity

Visually the area is reasonably well enclosed by vegetation, although views into the site are possible from the A164.

A small plantation alongside the railway helps to screen the area from the adjacent residential properties.

The hedges along Beverley Road are in good condition and help screen the fields from the surrounding area.

Woodland associated with Driffield Beck and the River Hull to the south forms an attractive visual barrier to the south of the fields, although views are possible across Area 9.

Visual Sensitivity for this area is assessed as: Medium

10.4 Landscape Value

The area is mostly under arable production. It does not have public access and is of low recreational and amenity value. It is not a protected landscape and is not subject to any specific landscape designations, although some housing on the northern edge of the site lies within the Driffield Conservation Area and the southern part of the area adjoins the protected wildlife corridors to the south.

The area is important to the setting and approach to Driffield from the southwest. The fields create a rural impression and it is important that any development in this area respects the views from the road.

Landscape value for this area is assessed as: Medium

10.5 Overall Landscape Sensitivity

Area 10 provides a pleasant green open approach to Driffield from the southwest and to the setting of the attractive water courses and wildlife areas to the south/south-west.

The area lies within the perceived settlement boundary defined by Driffield Beck (and the associated watercourses) to the south and west of the town. In landscape terms, the area has some capacity to accommodate development without adversely affecting the setting of the adjacent housing, or the approach along the A164 Beverley Road.

The landscape sensitivity increases towards the Driffield Beck and the River Hull to the south. Development which detracts from the setting of the adjacent watercourses and wildlife areas should be avoided.

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

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<tr>
<th>Area 10 – The Butts</th>
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11.0 AREA 11 – FARMLAND SOUTH OF THE A614

11.1 Introduction

Area 11, southwest of Driffield, lies between A614 Beverley Road and Driffield Trout Stream (Eastburn Beck).

The area is located within Landscape Character Type 16; Sloping Farmland, Character Area, Southwest Driffield Parkland and Golf Course.

11.2 Landscape Character Sensitivity

The area comprises large scale flat arable land interspersed with mature woodland, particularly around Kellythorpe. The area is unremarkable from a landscape perspective (due to the size of the arable fields and lack of variety) although it does form a reasonably attractive setting to the A164 when approaching Driffield from the southwest.

The woodland at Kellythorpe is a valuable landscape feature that forms an important visual barrier between the less attractive landscape around the Driffield Showground and the farmland from the south.

There are two 'modern' housing estates to the south of the woodland that contrast with the surrounding farmland and have an urbanising effect on the rural landscape.

To the southwest on the A614, there are the remains of a deserted medieval village at Eastburn.

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

11.3 Visual Sensitivity

The area is visually exposed from the A614 and from the houses overlooking it. The flat open farmland, combined with the lack of vegetation, allows extensive views across the area, increasing its sensitivity.

Visual Sensitivity for this area is assessed as: Medium

11.4 Landscape Value

The area is mostly under arable production. It does not have public access and is of low recreational and amenity value. It is not a protected landscape and is not subject to any specific landscape designations (the medieval village is outside the study area). The woodland around Kellythorpe is a valuable wildlife site.

The area is important to the setting and approach to Driffield from the southwest. The sensitivity of the landscape is reduced by the 'recent' housing that has encroached into the farmland.

Landscape value for this area is assessed as: Low

11.5 Overall Landscape Sensitivity

The area is unremarkable from a landscape perspective, comprising large flat arable fields, although it does provide a reasonably attractive approach to Driffield along the A614. The sensitivity of the landscape has been lessened by existing poorly located development. It is considered that the area does have some capacity to accommodate low rise development that is sympathetically located and respects the setting of the A164 and the high quality landscape to the west (Area 9).

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

<table>
<thead>
<tr>
<th>Area 11 – Farmland South of the A614</th>
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12.0 AREA 12 - DRIFIELD SHOW GROUND AND PLAYING FIELDS

12.1 Introduction
Area 12 lies to the southwest of the town and is bordered by Driffield Beck to the north, the auction ground and show field to the east, the A164 to the south and the A614 to the west.

The area is located within Landscape Character Type 16 Sloping Farmland, Character Area A, Southwest Driffield Parkland and Golf Course.

The Kelleythorpe Industrial Estate on the former RAF Driffield site lies to the west.

12.2 Landscape Character Sensitivity
The area includes Driffield auction ground, show field and rugby ground. It comprises large expanses of mown grass, show buildings, stands, access roads, carparks, fences and temporary structures associated with these facilities. There is a petrol filling station and car sales area on Beverley Road.

Other features within the area include street lamps, telegraph poles, signage and the prominent A614 junction, which reduce the scenic quality of the landscape.

There are few hedges or trees within the area, although the mature woodland along Driffield Beck to the northeast is a notable feature that provides an attractive backdrop to the area. The woodland screens the residential development and the town beyond. There are also a number of semi-ornamental specimen trees along the A614 boundary to the south.

The area is highly maintained and has few natural characteristics.

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

12.3 Visual Sensitivity
The site is visible from the A614, allowing transient views by road users. The rugby ground is particularly prominent, with an open frontage to the highway that allows unrestricted views of the club house.

There are very few residential properties in the vicinity; consequently, the site is not overlooked and there are few visual receptors.

Screen planting alongside the A614 prevents views to the west towards Kelleythorpe Industrial Estate, and woodland along Driffield Beck screens the urban areas to the northeast. Overall, the site is reasonably well enclosed.

Visual Sensitivity for this area is assessed as: Medium

12.4 Landscape Value
The landscape is not subject to any planning designation or protection relating to landscape quality.

The area is valued as a community facility. The show ground is used throughout the year for a variety of shows and events. Driffield Show attracts a large number of visitors in July and the rugby ground (Driffield RUFC) is a popular recreational facility.

Landscape value for this area is assessed as: Medium

12.5 Overall Landscape Sensitivity
From a landscape perspective the area is not of the highest quality. The flat amenity grassland is functional rather than scenic. There are a number of ‘manmade’ features that have an urbanised effect on the landscape.

The area is strategically located between the industrial land on the former RAF Airfield to the west, and Driffield town centre to the northeast. Potentially, the area has capacity to accommodate development, although the site is an important recreational facility that contributes to the economy of the town, and it provides a green open approach to Driffield from the west.

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

<table>
<thead>
<tr>
<th>Area 12 - Driffield Show Ground and Playing Fields</th>
<th>Landscape Character Sensitivity</th>
<th>Visual Sensitivity</th>
<th>Landscape Value</th>
<th>Overall Landscape Sensitivity</th>
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<td>12</td>
<td>Low</td>
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13.0 AREA 13 - FARMLAND BETWEEN KELLYTHORPE INDUSTRIAL ESTATE AND LITTLE DRIFIELD

13.1 Introduction

Area 13 is located to the south of Little Driffield, between Kellythorpe Industrial Estate and Elmswell Beck (Area 9).

The area is located within Landscape Character Type 15 Wolds Valley Farmland, Character Area C – Elmswell Beck Corridor.

13.2 Landscape Character Sensitivity

The landscape comprises flat, arable land with large rectangular fields that have few dividing hedgerows. The farmland is heavily influenced by the industrial units to the south, which form prominent structures on the skyline and have an urbanising influence on an otherwise attractive rural landscape. Consequently, the sensitivity of this area is reduced slightly compared to land north of Elmswell Beck.

The sound and sight of traffic on the A164 detracts from the peaceful qualities of the area.

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

13.3 Visual Sensitivity

Visually, land towards Kellythorpe Industrial Estate is less exposed than areas around Little Driffield. The lack of residential receptors in this areas means the farmland is slightly less sensitive to new development.

Visual Sensitivity for this area is assessed as: Medium

13.4 Landscape Value

The area lies within the Yorkshire Wolds Important Landscape Area; defined following the Wolds (ILA) review, undertaken in August 2013.

The area is used for extensive production of crops and is not accessible to, or used by the public as a recreational resource.

Landscape value for this area is assessed as: High

13.6 Overall Landscape Sensitivity

The landscape is of similar character and quality to the Wolds farmland and lies partially within the Yorkshire Wolds Important Landscape Area. The sensitivity of the area is reduced by the prominence of the industrial estate to the south and the proximity of the A164, which is emphasised by the lack of screening.

The overall landscape sensitivity for this area is assessed as: Medium
14.0 AREA 14 – OPEN FARMLAND WEST OF LITTLE DRIFIELD

14.1 Introduction

Area 14 is located to the west of Little Driffield between Elmswell Beck (Area 9) and the A166 Sykes Lane.

The area is within Landscape Character Type 15 Wolds Valley Farmland, Character Area C – Elmswell Beck Corridor.

14.2 Landscape Character Sensitivity

The landscape comprises large arable fields similar to the Yorkshire Wolds landscape to the north of the A106; the notable difference being the higher percentage of woodland cover. The woodland around Bramble Hill divides the farmland into a number of smaller sub-compartments, creating a smaller more intimate landscape with fewer long distance views than the surrounding areas. The woodland contrasts with the open expanse of arable land increasing its aesthetic value and creating a visually diverse landscape.

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

14.3 Visual Sensitivity

Many properties in the village have views over the fields and the area is partially visible from the A166. Some screening is afforded by the woodland along the watercourses and by vegetation within the village.

Visual Sensitivity for this area is assessed as: Medium

14.4 Landscape Value

The land lies within the Yorkshire Wolds Important Landscape Area (ILA).

The area is mostly agricultural land that is not accessible to, or used by, the public, although it provides an attractive backdrop to the village and is no doubt valued by the local residents.

The site of the former medieval village of Elmswell is located to the west of Little Driffield, although there are no obvious ‘above ground’ remains.

Landscape value for this area is assessed as: High

14.5 Overall Landscape Sensitivity

The farmland to the west of Little Driffield is considered to be of high scenic value and lies within the important Landscape Area boundary. Any encroachment into the open countryside would be detrimental to the rural character of the high quality landscape and may adversely affect the setting of the village.

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

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<thead>
<tr>
<th>Area</th>
<th>Landscape Character Sensitivity</th>
<th>Visual Sensitivity</th>
<th>Landscape Value</th>
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15.0 AREA 15 - NORTH OF LITTLE DRIFIELD

15.1 Introduction

Area 15 is located to the north of Little Driffield between the village and the A166.

The area is within Landscape Character Type 15 Wolds Valley Farmland, Character Area C – Elmswell Beck Corridor.

15.2 Landscape Character Sensitivity

The landscape comprises a narrow tract of land to the north of Little Driffield, which encompasses land severed by the A166 as it skirts around the top of the village. Fields are smaller than those to the north of the A100 and are more Constraint. The proximity of the houses and the influence of the adjacent highways serve to reduce the landscape sensitivity of this area.

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

15.3 Visual Sensitivity

The land north of Little Driffield is visually exposed. Many properties in the village have views over the fields and the area is visible from the A166.

Visual Sensitivity for this area is assessed as: High

15.4 Landscape Value

The landscape is not subject to any planning designation or protection relating to landscape quality.

The agricultural land is not accessible to, or used by the public, although it provides an attractive backdrop to the village and provides a buffer between the houses and the A166.

There is a football pitch to the northwest of the village which is used by the local community.

Landscape value for this area is assessed as: Medium

15.5 Overall Landscape Sensitivity

The area is surrounded by existing development and is accessible from the highway network, making it an attractive location for developers. However, the area is important as a buffer between the village and the wider landscape and to protect the approach to Driffield from the west. Any new development should be of an appropriate scale so as not to compromise the setting of Little Driffield and should include substantial vegetation buffers to the village the football pitch and the A166.

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

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<thead>
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<th>AREA 15 - North of Little Driffield</th>
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16.0 SUMMARY

The sensitivity of the landscape around Driffield is summarised below:

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<th>Summary of Landscape Sensitivity Around Driffield</th>
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The landscape around Driffield is varied with a diversity of characteristics that contribute to landscape quality and its sensitivity to change. Higher quality landscape with low capacity for development is located mainly on the north and west of the town. The ‘Important Landscape Area’, comprises large scale undulating fields typical of the Yorkshire Wolds. This attractive landscape is separated from Driffield by the northern bypass which creates a barrier between the urban areas to the south and the Yorkshire Wolds to the north.

Much of the southern edge of Driffield is enclosed by an attractive strip of woodland alongside the water courses upstream of the River Hull (Elmswell Beck, Driffield Beck, Little Driffield Beck and Driffield Trout Stream). The water courses and woodland create a distinctive landscape that acts as a buffer between the town and the open countryside beyond. Generally, this linear tract of land is highly sensitive to change. Future development should be set back from it and/or should include measures to protect and enhance it.

In landscape terms, the areas of greatest capacity for new development are located to the east of the town. The ‘ordinary’ agricultural landscape here is relatively commonplace and has a number of detracting features, which lowers its sensitivity.

16.1 General Guidelines

A key feature of the landscape surrounding the town is the historic hedgerow pattern. It is important that, where possible, the existing hedgerows and field boundaries are retained as an integral part of the new development, including mature trees. Existing woodland should be enhanced by new structure planting to ‘soften’ the urban edge and create a buffer between built development and the rural landscape.

Where development has to take place, it is important to consider the scale of the buildings and integration into the surrounding landscape. Abrupt edges with little or no vegetation should be discouraged and replaced with more organic, softer boundaries that integrate the development into the surrounding landscape. This could be in the form of linear parks and paths around new settlements, or simply by planting semi-mature trees within the gardens around the edge of new development to help to minimise the visual impact of new development on the wider landscape.

Refrain from developing near to the River Hull, Driffield Canal and Driffield Beck corridor, as these areas are of a high landscape value and the headwaters are unique in the area. These areas could however be developed to encourage more recreational uses of this attractive local area, i.e. increased access and management conservation practices implemented.

Consider sites that are infill rather than extend built areas into the wider landscape. Sites that are already surrounded by development should be used first rather than building out into open countryside.