**HEDON**  
**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 Hedon 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**

Hedon is a town on the plain of Holderness, two miles from the Hull city boundary on the A1033 road. The historical centre of Hedon is based upon Saint Augustine’s Gate, Market Place, Market Hill and Souttergate. The Grade I listed St Augustine’s Church at the junction of Market Hill and Church Lane dominate both the town and the surrounding landscape.

The town’s character comes from its old buildings and medieval layout. Hedon boasts two separate Conservation Areas and a proportionally high number of Listed Buildings. The northernmost Conservation Area encompasses a number of open spaces, many of which are sites of historical importance and contain Scheduled Monuments.

Hedon is bounded in the north and east by a disused railway line, to the west by the disused Hedon Airfield, and to the south by the line of Hedon Haven and Thorn Road. Recent residential development has taken place, mainly in the southeastern part of the town, though the western end of Hedon has also seen additional house building.

Key landscape features of Hedon include:

- A reasonably compact settlement with well-defined boundaries, surrounded by open farmland;
- The nearby urban areas of Salt End and Preston that detract from the rural character of the surrounding landscape;
- Conservation Areas at Hedon town centre and Hedon Haven;
- Hedon Haven, an attractive watercourse that passes along the southern edge of the town; and
- A large number of historic buildings towards the town centre (Hedon has more listed buildings than any other parish in Holderness).

**Landscape Setting**

Hedon is located on the edge of the Holderness (NCA 40) and the Humber Estuary (NCA 41) National Character Areas identified by Natural England. The landscape surrounding Hedon lies within two landscape character types identified in the East Riding Landscape Character Assessment (2005):

- Landscape Character Type 17 – Urban Fringe Farmland;
- Landscape Character Type 10 – Open Farmland.
1.0 AREA 1 – WEST TO NORTH WEST HEDON: HULL ROAD TO THE DISMANTLED RAILWAY LINE

1.1 Introduction

Area 1 is centred on Twyers Hill, between the dismantled railway line and the Hull Road (A1033)/New Road (B1362).

The area is located in Landscape Character Area 17A, Hedon, Preston, and Bilton Farmland.

The area is an open agricultural landscape that is heavily influenced by the urban development on the edge of Hull to the west. Twyers Hill is a local high point in the area.

1.2 Landscape Character Sensitivity

The area comprises a single grass field between the dismantled railway line and the small fields on the northern edge of the town. The mature vegetation on the dismantled railway line forms the boundary of the area to the north.

This area, which includes a Scheduled Monument, provides a rural backdrop to the adjacent Conservation Area and the edge of Hedon. To the southeast, mature hedgerows containing a number of hedgerow trees effectively screen the built development from the agricultural land.

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

1.3 Visual Sensitivity

While generally open in character, mature vegetation associated with the dismantled railway line and to the southwest along the urban edge provides some screening of views into and out of the area.

This open agricultural landscape is influenced by the urban edge of Hull to the west. Twyers Hill, a local high point, provides screening of the edge of Hull from the lower-lying area to the east.

The visual sensitivity for this area is assessed as: Medium

1.4 Landscape Value

The area is a ‘Key Open Area’, which separates Hedon from Hull to the west ensuring the separate identity of the town is retained. As such, this area is sensitive to development that would limit or reduce the amount of open green space. The designated Scheduled Monument at Twyers Hill is highly sensitive to change.

The railway line is a public right of way that is well used and there is a footpath link to the town across Twyers Hill, and therefore has local recreational value.

A recreation ground adjacent to the junction of the A1033 and Staithes Road is a valuable community facility.

Landscape value for this area is assessed as: High

1.5 Overall Landscape Sensitivity

This is a good quality landscape to the edge of Hedon that has a high landscape value. It is value to the local population recreational value is evident by the well-used public right of way on the former railway line and the footpath link to the town across Twyers Hill. The Scheduled Monument has protected the area from development and has helped maintain the quality of the landscape on this side of town. Development that would adversely affect the setting of the Scheduled Monument, defined as a ‘sensitive urban edge’ should be avoided.

Further west, the landscape quality becomes less attractive as the landscape becomes more open and views of Salt End and tall structures in Hull become prominent on the skyline.

This area is sensitive to development that would affect the setting of the Scheduled Monument, the Conservation Area and the town. The area between Hull and Hedon is a ‘key open space’; development in this area would reduce the amount of open space separating the two towns, potentially resulting in the coalescence of the settlements.

The overall landscape sensitivity is assessed as: High

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<tr>
<th>Area 1 – West to Northwest Hedon: Hull Road to the Dismantled Railway Line</th>
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2.0 AREA 2 – WEST OF STATION ROAD: DISMANTLED RAILWAY LINE TO STAITHES ROAD

2.1 Introduction

Area 2 lies north of the dismantled railway line to the west of Station Road, between the settlements of Hedon and Preston. The area is predominantly rural, although there are a number of buildings along Preston Road and Station Road that effectively link the two settlements.

This area is located in the transitional area between Landscape Character Area 17A Hedon, Preston and Bilton Farmland and Landscape Character Area 19E Hedon to Withernsea Farmland.

2.2 Landscape Character Sensitivity

This is an open agricultural landscape with small and regular fields located close to Staithes Road and residential properties to the east. The agricultural fields become larger to the west of the area.

There is evidence of ridge and furrow in the area indicating medieval cultivation. Hedge rows mark the field boundaries and are fragmented in places. The mature vegetation on the dismantled railway line forms the boundary of the area to the south.

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

2.3 Visual Sensitivity

To the south, the vegetation on the dismantled railway screens views of Hedon; however, the area is open to views from the north including residential properties on the edge of Preston, including Staithes Road.

The visual sensitivity for this area is assessed as: Medium

2.4 Landscape Value

The farmland between Hedon and Preston is an important area of open space which separates the two settlements. However, the landscape in this area and the role it plays in separating Hedon from Preston has already been adversely affected by development that has taken place along Preston Road and Station Road. Future development may erode the important role the farmland plays in preventing coalescence of the two settlements. The eastern part of the Area 2 is defined as a ‘Key Open Area’.

The dismantled railway line along the southern boundary is a public right of way that is well used by walkers.

Landscape value for this area is assessed as: High

2.5 Overall Landscape Sensitivity

This is an attractive, good quality landscape to the northwest of Hedon. The railway line is a public right of way that is well used by walkers. The area also provides an important setting for the adjacent Scheduled Monument to the eastern boundary.

To the west, the landscape becomes more open and less attractive where views of Salt End and Hull on the skyline are possible, although existing vegetation along field boundaries does provide some screening.

New development in the area would impact on the rural character of the ‘Key Open Area’ between Hedon and Preston and would add further to the development along Station Road and Preston Road.

The overall landscape sensitivity is assessed as: High

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<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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3.0 AREA 3 - NORTH HEDON: NORTH OF IVY LANE

3.1 Introduction

Area 3 is located on the northern urban edge of Hedon, with Ivy Lane and associated residential properties forming the southern boundary. Twyers Hill lies to the north and residential properties of Hedon to the east and west.

The area is located in Landscape Character Area 17A, Hedon, Preston, and Bilton Farmland identified in the East Riding of Yorkshire Landscape Character Assessment.

The area comprises a cemetery to the west and several small fields that have mature hedgerow boundaries with hedgerow trees. This area includes part of a wider Scheduled Monument designation and part of a Conservation Area associated with Hedon.

3.2 Landscape Character Sensitivity

This is a good quality and attractive landscape on the edge of town that has a high landscape value. The historic significance of this area and its well wooded character contribute significantly to the setting of Hedon.

Mature vegetation associated with field boundaries adds to this value, and the area is well maintained, especially the cemetery to the west.

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

3.3 Visual Sensitivity

The small field pattern and mature hedgerow boundaries containing hedgerow trees effectively screen the built development to the south. This area is well screened and provides a tranquil attractive rural edge to Hedon.

The boundary between Area 1 and Area 3 is defined as a ‘sensitive urban edge’, due to the historical and visual quality of the area. It is sensitive to any development which would adversely affect its existing character.

The visual sensitivity for this area is assessed as: High

3.4 Landscape Value

The cemetery is an important area of open space. Area 3 includes part of a wider Scheduled Monument designation and part of the Conservation Area associated with Hedon. It provides an important role as the setting for these protected areas, as well as the settlement of Hedon.

Due to being an attractive landscape and easily accessible, the area is very popular with local residents for walking and general outdoor social recreation.

Landscape value for this area is assessed as: Medium

3.5 Overall Landscape Sensitivity

This is an attractive, well vegetated and popular recreational area and as such has high sensitivity to development that would affect the setting of the Scheduled Monument, the Conservation Area and the town of Hedon. Any change of use in the area would potentially affect its rural character.

The overall landscape sensitivity is assessed as: High

<p>| Area 3 - Inner North Hedon: Havenside to New Road |
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4.0 AREA 4 – NORTHEAST HEDON: RUSH LYVARS LAKE

4.1 Introduction
Area 4 is located east of Station Road and north of the dismantled railway line that runs along the northern edge of Hedon.

The area is located in Landscape Character Area 19E, Hedon to Withernsea Farmland, in the East Riding of Yorkshire Landscape Character Assessment.

4.2 Landscape Character Sensitivity
The area includes medium sized arable and grass fields divided by hedgerow boundaries and a group of artificial fishing lakes adjacent to the railway line.

Like Area 2, Area 4 plays an important role in separating the settlements of Hedon and Preston. Vegetation cover, which helps screen the urban edge and the fishing ponds from the wider landscape, contributes to the character and amenity value of this local resource.

The council depot at Magdalen Hill is a notable development to the east that detracts from the rural landscape, although it is reasonably well screened.

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

4.3 Visual Sensitivity
The area is reasonably well screened and there are very few residential receptors.

Magdalen Hill depot and a communications mast are prominent features, which are located on a high point in the landscape, potentially increasing their prominence; however, the depot is generally well screened by surrounding vegetation.

Views from houses to the south are restricted by mature vegetation around the fishing lakes and along the dismantled railway line. Land is flat and low-lying towards the settlement, rising gradually north-eastwards towards Magdalen House.

The Hedon church tower is prominent structure which is visible from the B1362 to the south of Area 4.

The visual sensitivity for this area is assessed as: Medium

4.4 Landscape Value
The farmland on the western edge of Area 4 is a ‘Key Open Area’ in preventing the coalescence of Hedon and Preston. However, development along Preston Road and Station Road has already eroded the open space between the settlements. Future development would erode this important open space even further.

The dismantled railway line along the southern boundary is a popular public right of way.

Landscape value for this area is assessed as: High

4.5 Overall Landscape Sensitivity
The area has limited capacity to accommodate new development. Further development within the ‘Key Open Area’ between Hedon and Preston would impact on its role as a buffer between the two settlements and could contribute to urbanisation of the open countryside. The dismantled railway line currently forms an obvious boundary to development. Encroachment beyond the railway line would encroach into and would adversely affect the rural characteristics of the open countryside.

The overall landscape sensitivity is assessed as: Medium

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<th>Area</th>
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5.0 AREA 5 - EAST HEDON: DISMANTLED RAILWAY LINE TO MAGDALEN LANE

5.1 Introduction

Area 5 is located between the B1362, south of Magdalen Hill, and northeast of the dismantled railway line.

The area is located in Landscape Character Area 19E, Hedon to Withernsea Farmland.

5.2 Landscape Character Sensitivity

The land is flat and low-lying with medium and large arable fields that have fragmented hedgerow boundaries. There are no significant attractive or distinctive features within this area.

There are no particularly distinctive features in the area, which is typical of the open arable landscapes of Holderness.

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

5.3 Visual Sensitivity

The area comprises an open agricultural landscape; however, there are comparatively few residential receptors and the urban edge is relatively well screened by existing vegetation along the field boundaries and the dismantled railway line.

The visual sensitivity for this area is assessed as: Medium

5.4 Landscape Value

The area is not subject to any landscape designations. Its landscape value is increased by the rural character and openness. It provides a locally important open rural backdrop to the east of Hedon, providing a ‘green’ approach to the town. The dismantled railway line creates a strongly defined edge to the settlement and limits the encroachment of the urban areas in to the rural landscape.

The dismantled railway line along the southern boundary is a public right of way that is well used by walkers.

Landscape value for this area is assessed as: Medium

5.5 Overall Landscape Sensitivity

The existing settlement edge is defined and contained by the dismantled railway line. Despite the lack of visual receptors the area is open, sparsely vegetated and visually exposed. It is therefore sensitive to new development that would result in encroachment into the open countryside.

The overall landscape sensitivity is assessed as: Medium

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6.0 AREA 6 - SOUTHEAST HEDON: DISMANTLED RAILWAY LINE TO THORN ROAD

6.1 Introduction

Area 6 is located south of the dismantled railway line and east of new residential development on the edge of the settlement. The B1249 forms the eastern boundary with open agricultural land to the southeast.

The area is located in Landscape Character Area 19E, Hedon to Withernsea Farmland.

6.2 Landscape Character Sensitivity

The area comprises medium to large fields that are generally regular in shape with the occasional meandering natural water course that contrasts with the rectilinear pattern. Hedges and drainage ditches mark field boundaries. There are few trees and the edge of new residential development is visible in the landscape.

There are no particularly distinctive features in the area, which is typical of the open arable landscape of Holderness; however, it does play a role in preventing the coalescence of Hedon with Thornegumblad to the southeast.

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

6.3 Visual Sensitivity

Area 6 is an open agricultural landscape; however, the houses and highways which define edge of the study area are relatively well screened by existing roadside vegetation and by hedgerow boundaries. Housing to the north of Area 6 forms a ‘prominent urban edge’, which is visible from the rural areas to the east. Houses which abut open countryside afford residents open views across fields to the south and east, increasing the visual sensitivity of the area.

By contrast, the houses to the southwest are relatively well screened. An existing arc of woodland adjacent to Sacred Gate visually encloses a small area of land on the edge of Hedon limiting views to and from the farmland. (The land enclosed by the woodland has the potential to accommodate some low rise development without be encroaching into the open countryside and without adversely affecting the wider landscape).

The visual sensitivity for this area is assessed as: Medium

6.4 Landscape Value

Area 6 is not subject to any landscape designations. Its landscape value is increased by the rural character and openness. The area provides a locally important open rural backdrop to the southeast of Hedon and a rural gateway into the settlement.

The dismantled railway line along the northern boundary is a public right of way that is well used by walkers.

Landscape value for this area is assessed as: Low

6.5 Overall Landscape Sensitivity

There are no particularly distinctive landscape features in Area 6. The area is typical of the open arable landscape of Holderness. However the farmland does play a role in preventing the coalescence of Hedon with Thornegumblad to the southeast.

The capacity of the area to accommodate new development is reduced by the openness of the landscape, especially where it would be perceived as an encroachment into the open countryside.

The existing ‘prominent urban edge’ could be softened by dense woodland planting, thus reducing its prominence and potentially reducing the visual sensitivity of the landscape.

An existing arc of screen planting to the northwest of the area (adjacent to Sacred Gate) encloses a smaller pocket of land which is reasonably well screened by vegetation and potentially has some capacity to accommodate development without adverse affecting the rural character of the wider landscape and without impacting, to any real extent, on the buffer zone between Hedon and Thornegumblad.

The overall landscape sensitivity is assessed as: Medium

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<th>Area 6 - Southeast Hedon: Dismantled Railway Line to Thorn Road</th>
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7.0 **AREA 7 - SOUTH HEDON: THORN ROAD TO FARBRIDGE LANE**

7.1 **Introduction**

Area 7 is located on the southern edge of Hedon, east of Farbridge Lane, and north of the A1033 Hedon bypass.

The area is located in Landscape Character Area 19E, Hedon to Withernsea Farmland.

7.2 **Landscape Character Sensitivity**

The farmland between the A1033 and the edge of Hedon comprises a mix of arable land and pasture with medium sized fields defined by hedgerow and ditch boundaries.

The A1033 is a prominent feature that cuts through the open farmland to the east of the Farbridge Lane overpass. Tree cover is concentrated along the urban edge and along the highway boundaries. There are no distinctive features in the area, which is typical of the open arable landscape of Holderness; however, the area does provide a reasonably attractive rural setting to the south of Hedon.

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

7.3 **Visual Sensitivity**

This is an open agricultural landscape, and views of the urban edge of Hedon are screened in places by hedges and trees associated with field boundaries.

The settlement edge along Haven Basin Road is considered to be a ‘sensitive urban edge’ due largely to the historical importance of the Havonside (Scheduled Monument and Conservation Area). The integrity of the boundary has been partially despoiled by recent development but remains a potentially important interface between the settlement and the open countryside.

The open countryside plays an important role in preventing the coalescence of Hedon with Thorngumbald to the southeast.

The visual sensitivity for this area is assessed as: **Medium**.

7.4 **Landscape Value**

Area 7 is not subject to any landscape designations, although land to the north centred on the canal (Hedon Haven/Burwick Drain) is designated as a Conservation Area. The farmland is not used by the public for community use and does not have any recreational value. Its landscape value is increased by the rural character and openness of the area, which provides a locally important open rural backdrop to the south of Hedon, and creates a rural gateway into the town.

Landscape value for this area is assessed as: **Low**

7.5 **Overall Landscape Sensitivity**

The area is sensitive to development that would extend urban influences into the open farmed landscape south of Hedon and would affect the setting of the ‘sensitive urban edge’ adjacent to the Scheduled Monument and Conservation Area. However, there is some capacity in the area to accommodate sympathetically designed rural development that enhanced the settlement boundary and did not detract from the historical setting. Any development in this area should seek to retain and strengthen the sensitive urban edge and should include hedgerows and tree planting to minimise the effect on the open farmland to the south.

Further housing along the B1240 would obscure open views of the farmland and would encroach into the open countryside between Hedon with Thorngumbald.

The overall landscape sensitivity is assessed as: **Medium**.

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<th>Area 7 - South Hedon: Thorn Road to Farbridge Lane</th>
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9.0 AREA 8: RECREATION AREA: HAVENSIDE TO NEW ROAD

8.1 Introduction

Area 8 comprises formal recreation grounds, a play area/skate park and grassland on the southern edge of Hedon. The recreation area extends northwards into Hedon as far as New Road.

The area is located in Landscape Character Area 19E, Hedon to Withernsea Farmland.

8.2 Landscape Character Sensitivity

The entire area is designated as a Scheduled Monument, related to the medieval harbour. As a result, the area has been protected from development and is important to the setting and historic context of the town.

To the south is Hedon Haven, a watercourse that links to the River Humber and was navigable during the medieval period when Hedon was a thriving port. Residential development has taken place on the area to the west of the Scheduled Monument and lies along the area boundary.

This is a high quality area that contributes to the historic character of the town. Vegetation along field boundaries helps to screen the urban edge from the surrounding countryside. The historic context, which also provides a green wedge into the town, makes this area distinctive, although historic features are not visible.

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

8.3 Visual Sensitivity

The area is well screened by existing mature vegetation. Some properties along the northern edge and new development along the western edge are visible; however, they are partially screened in places by existing vegetation.

The visual sensitivity for this area is assessed as: Medium

8.4 Landscape Value

The entire area is an important open space, which includes a Scheduled Monument. The eastern section falls within part of the Conservation Area associated with south Hedon. It provides an important role as the setting for these designations, as well as the settlement of Hedon.

Due to being an attractive landscape, and its accessibility being on the edge of the settlement of Hedon, the area is very popular with local residents for walking, formal sports and general outdoor recreation.

Landscape value for this area is assessed as: High

8.5 Overall Landscape Sensitivity

The area has high sensitivity to development that would affect the Scheduled Monument and its landscape setting. Development would also potentially adversely affect the character of the setting of the town, which is well screened by existing vegetation in this area.

This is an important and well used area of open space that needs protecting.

The overall landscape sensitivity is assessed as: High

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<th>Area 8: Recreation Area: Havenside to New Road</th>
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9.0 AREA 9 - SOUTH TO WEST HEDON: FARBRIDGE LANE TO HULL ROAD

9.1 Introduction

Area 9 is located southwest of Hedon, west of Farbridge Lane and includes land both sides of the A1033 Hedon Bypass. Important to the character of this area is Hedon Haven (water course) and the Scheduled Monuments along its northern boundary.

The area is located in Landscape Character Area 19E, Hedon to Withernsea Farmland.

9.2 Landscape Character Sensitivity

The area as a whole is sparsely vegetated and is characterised by flat and low-lying farmland. Land between the bypass and Hedon is enclosed by hedges and trees along the bypass and by recent housing development on the edge of town. Southwest of the bypass, the open, arable landscape affords extensive views south and west towards Salt End. The bypass which cuts across the large rectilinear fields is the dominant man-made feature in the open arable landscape. Hedon Haven cuts through the farmland connecting the Humber Estuary to the former port at Hedon.

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

9.3 Visual Sensitivity

The flat open landscape means the area is reasonably exposed, although there are comparatively few visual receptors in the area. The land to the north of the bypass is visible from houses on the edge of Hedon. In terms of viewer numbers the bypass is the main visual receptor, although the vegetation alongside provides fairly extensive screening of the landscape.

Large scale industrial development to the west, on the edge of Hull, is visible from the majority of Area 9.

The visual sensitivity for this area is assessed as: Medium

9.4 Landscape Value

The landscape plays an important role in separating Hedon from Hull. The ‘Key Open Areas’ are intended to avoid coalescence of the settlements by protecting the special character and function of the farmland between Hedon and Hull. Any future development could erode this important role.

Hedon Haven is an important historic feature and land either side of the Haven is a designated Scheduled Monument and Conservation Area (in part). In this location, the landscape provides an important role in protecting the setting for these designations, as well as the settlement of Hedon.

The historic value of Hedon Haven is considered to be high.

The interface between Havenside and the landscape to the south is considered to be more sensitive than other boundaries elsewhere along the southern edge of Hedon. Any development in this area would need to consider the historic setting of the former port.

Landscape value for this area is assessed as: High

9.5 Overall Landscape Sensitivity

The landscape does have some capacity to accommodate development, including large scale commercial development, especially towards the edge of Hull. However, the capacity of the landscape to accommodate development reduces towards Hedon, particularly around Havenside.

The landscape to the south of Havenside and north of the bypass is particularly sensitive to development because it provides the setting to the Scheduled Monument and the setting of the Haven Arms, a popular visitor destination.

The area is a ‘Key Open Area’ between Hedon and Hull. It is recommended that open countryside is maintained between the settlements to avoid coalescence and to ensure the setting of the Hedon Haven water course between the Humber and Hedon is protected. Screen planting would be required to reduce the impact of any development proposals in this area.

The overall landscape sensitivity is assessed as: Medium

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<tr>
<th>Area 9: South to West Hedon: Farbridge Lane to Hull Road</th>
<th>Character Sensitivity</th>
<th>Visual Sensitivity</th>
<th>Landscape Value</th>
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SUMMARY

The sensitivity of the landscape around Hedon is summarised below:

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<tr>
<th>Area</th>
<th>Landscape Character Sensitivity</th>
<th>Visual Sensitivity</th>
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Landscape sensitivity varies with changes in landform, vegetation cover and land use around the edge of the settlement. The quality of the surrounding landscape is generally high to the north and in the two areas associated with the urban area of Hedon. To the south, the landscape is typical of the open arable landscape of Holderness; however, it does provide the rural setting to the south of Hedon.

Hull to the east and Preston and to the north are separated from Hedon by ‘Key Open Areas’, designed to prevent the coalescence of the settlements and to preserve their distinctive character.

The areas identified as being least sensitive in landscape terms are:

- Land east of Hedon: dismantled railway line to Magdalen Lane (Area 6);
- Land southeast of Hedon: dismantled railway line to Thorn Road (Area 6);
- Land south of Hedon: Thorn Road to Farbridge Lane (Area 7); and
- Land south to west Hedon: Farbridge Lane to Hull Road (Area 9)*.

* Area 9 contains ‘Key Open Areas’ to protect the setting of Hedon (particularly Havenside) and Preston.

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 relation of a development to its surroundings, resulting in significant impact upon the landscape character.