POCKLINGTON
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 Pocklington 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

Pocklington is a small market town located approximately one mile north of the A1079 York to Hull Road. The town is approximately 13 miles east of York at the foot of the Yorkshire Wolds western escarpment, and is a centre for local services and community facilities serving a wide rural area.

A 15th Century church tower dominates the town’s skyline, whilst the architecture of the town is a mixture of quaint old houses and modern buildings with several unusual street names reflecting its history from the Iron Age onwards. The largely invisible Pocklington Beck, a small stream that feeds into the Pocklington Canal, bisects the centre of the town.

Pocklington Industrial Estate, used for light industrial uses, and Pocklington Business Park, used for commercial uses, are both large sources of employment for the surrounding area.

The former RAF airfield, which closed in September 1946, has three concrete and tarmac runways. Gliders and occasionally hot air balloonists now use the site.

Key landscape features of Pocklington include:

- The generally flat landscape around the town to the west, east and south;
- The church tower, which is a prominent landmark that dominates the skyline;
- The predominantly agricultural land surrounding the town;
- The former Pocklington airfield, a notable feature to the southwest of the town, which has given rise to commercial development; and
- Close associations with the Yorkshire Wolds, which provides an important backdrop to the northern side of Pocklington.

Landscape Setting

Pocklington is located within the Vale of York (NCA 28) National Character Area identified by Natural England. The landscape surrounding Pocklington lies within two landscape character types identified in the East Riding Landscape Character Assessment (2005):

- Landscape Character Type 1 – Flat Open Farmland; and
- Landscape Character Type 2 – Open Farmland.

The following sections describe the landscape around the periphery of Pocklington in a clockwise direction starting from Pocklington airfield (in the southwest). The landscape has been divided into a number of discrete landscape areas (numbered 1-7) 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 11).
1.0 AREA 1 - AIRFIELD/AREA SOUTH OF CANAL LANE

1.1 Introduction

Area 1 is centred on the former Pocklington airfield, which runs along the north side of the A1079 Hull/York Road between the settlements of Barnby Moor and Pocklington to the west and northeast respectively.

The area is located within Landscape Character Type 1, Flat Open Farmland, Character Area D, Barnby Moor Farmland and Landscape Character Area C Newton upon Derwent, Allerthorpe and Hayton Farmland.

1.2 Landscape Character Sensitivity

Pocklington airfield lies in a flat open landscape with little structure or vegetation cover. Much of the former airfield is now part of the Pocklington Industrial Estate, although the runways and part of the former airfield are currently used by the Wolds Gliding club.

The area includes agricultural land to the east of the realigned Hodsway Lane and south of Canal Lane. Though predominantly agricultural, this area is dominated by the industrial structures associated with the sewage works and an intensive livestock unit at Little Grange Farm.

There is greater tree coverage along the northern side of the A1079.

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

1.3 Visual Sensitivity

The area is viewed by a comparatively small number of residential receptors although it is visible from principal roads to and from Pocklington and therefore mainly impacts on non-residential receptors. These include the A1079, Barnby Road, Hodsway Lane and Canal Lane.

The extent of views into the area varies, but in most cases are considerable, particularly from Barnby Road and Hodsway Lane. A higher degree of visual enclosure is provided by vegetation in parts of the area to the east of Hodsway Lane and south of Canal Road.

The greater tree coverage along the northern side of the A1079 provides screening with intermittent views of the industrial estate from the road.

Pocklington industrial estate has a ‘prominent urban edge’ which is visible from much of the surrounding area.

The visual sensitivity for this area is assessed as: Medium

1.4 Landscape Value

The area is not afforded any specific protection or landscape designations and has little overall recreation value other than the use of part of the airfield facilities by a gliding club.

The ‘open space’ to the northeast comprising extensive playing fields and recreational facilities provides an effective buffer between the airfield development and the residential properties in Pocklington.

Landscape value for this area is assessed as: Low

1.5 Overall Landscape Sensitivity

The character of the area is defined by the airfield and the activities that have evolved on and around it, including Pocklington Industrial Estate.

The topography is such that there are long views across much of the area with little vegetation cover other than sporadic planting secured as part of development proposals. The exception to this is at the eastern end of the area, where there is an amount of enclosure with an increase in mature planting and trees coverage, but this is, as is the airfield, visually dominated by existing structures, development and infrastructure.

The overall landscape sensitivity is assessed as: Low

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<tr>
<th>Area 1 – Airfield/Area South of Canal Lane.</th>
<th>Landscape Character Sensitivity</th>
<th>Visual Sensitivity</th>
<th>Landscape Value</th>
<th>Overall Landscape Sensitivity</th>
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Pocklington Page 2 of 10
2.0 AREA 2 – BARMBY ROAD/YAPHAM ROAD AND THE MILE

2.1 Introduction

Area 2 is located to the northwest of Pocklington, between ‘The Mile’ and Pocklington Airfield.

The area is located within Landscape Character Type 2, Open Farmland Character Area B Full Sutton and Fangfoss Farmland and Character Area C Bugthorpe \\ Bishop Wilton Wooded Rising Farmland.

2.2 Landscape Character Sensitivity

Area 2 wraps around the western edge of the Pocklington town, including the residential developments on Sherbuttgate, Algarth, The Mile and Dennison Road. The settlement edge is delineated by a mixture of boundary treatments comprising hedges and hedgerow trees that provide intermittent and inconsistent screening of the residential areas.

The landscape surrounding the settlement is predominantly agricultural, comprising mainly large arable fields interspersed with occasional pasture. The area has a well-defined field pattern delineated by hedgerows with small sporadic areas of woodland and occasional shelter belts.

Development is limited to sporadic farmsteads and traditional ancillary development.

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

2.3 Visual Sensitivity

The area is visible from many houses on the edge of Pocklington and from isolated farmsteads. In particular the landscape adjacent the settlement is visually exposed, with open views across the landscape afforded to the residents on the edge of town.

Three of the main approach roads to Pocklington (The Mile, Yapham Road and Barmby Road) afford road users open views of the farmland.

The church tower in the centre of Pocklington is a prominent feature on the skyline when approaching the town from the west particularly from the Yapham Road.

The visual sensitivity for this area is assessed as: High

2.4 Landscape Value

The landscape is not subject to any specific protection or landscape designations.

The open landscape between Pocklington and Barmby Road is important as it provides separation between the settlements.

The eastern end of Area 2 around The Mile (particularly to the east of the road) shares many of the characteristics of the Yorkshire Wolds Important Landscape Area (ILA), as it is located within the transitional area between the ‘Flat Open Farm’ landscape and the Wolds character areas.

The extensive allotments off The Mile are a valuable recreational resource.

Landscape value for this area is assessed as: Medium

2.5 Overall Landscape Sensitivity

The sparsely populated agricultural landscape is reasonably attractive although it is commonplace in the region.

The existing settlement edge is well defined with little opportunity for ‘infill’ development. Views of the ‘prominent urban edge’ from the B1246 and the open countryside to the northwest could be softened by screen planting.

Generally the area is sensitive to new development, especially if it encroaches into the open countryside, although a triangle of land north of the B1246 Barmby Road, close to the existing housing on the edge of Pocklington (prominent urban edge) may have some capacity for low rise development which respects the existing views from the properties on the edge of the town. The land which is enclosed by planation could accommodate development without affecting the character of the wider landscape, or reducing the apparent separation between Pocklington and Barmby Moor.

The overall landscape sensitivity is assessed as: Medium

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<th>Area 2 – Barmby Road/Yapham Road and the Mile.</th>
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3.0 AREA 2 - POCKLINGTON WOOD/CHAPEL HILL/BRANTS

3.1 Introduction

Area 3 is located to the northeast of Pocklington on the rising foot hills of the Wolds. Land use within Area 3 consists of agriculture, recreation/leisure (the Kilwick Percy Golf Club), areas of woodland known as Pocklington Wood and Spring Wood and the naturalised areas of Chapel Hill and the former clay pits. Area 3 lies between The Mile to the west, from which it is set back and separated in part by the agricultural land in Area 2, and Kilwick Road, which passes through the area in a west-east direction to the south of Kilwick Percy Golf Club.

Area 3 is located within Landscape Character Type 2, Open Farmland, Character Area D, south east Pocklington Rising Farmland (ERYC LCA 2005).

3.2 Landscape Character Sensitivity

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

Buildings within this area are limited to a number of sporadic agricultural outcrops, with the exception of Kilwick Percy Golf Club, which includes a club house and visitor accommodation.

An important landscape feature is the ‘L’ shaped ridgeline that runs through Pocklington Wood parallel with The Mile and across the area from Chapel Hill parallel to Kilwick Road. The outer slopes of the ridgeline form a backdrop to much of Pocklington, providing key views into and out of the main settlement, which inwardly focus on All Saints Church and its church tower. Infrastructure on the hill, including telecommunications masts, detracts from a number of views, appearing as discordant structures; this however does not undermine the local character significantly. Other landscape features visible include tracks, footpaths, telegraph poles, and pylons. Power stations can be seen on the distant horizon.

Overall, the Area 3 makes a positive contribution to the landscape setting of the eastern side of Pocklington and is highly sensitive to change.

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

3.3 Visual Sensitivity

The area is visible to residential receptors from main movement routes through the area, particularly Kilwick Road and The Mile.

The ridge to the north features prominently from a number of key viewpoints within and beyond the Area 3 boundary.

The ‘prominent urban edge’ along Mile End detracts from views of Pocklington from the north.

New development in this area, even of a residential scale, would be visible and there could be limited opportunities to mitigate these effects by screening or landscape planting.

The visual sensitivity for this area is assessed as: High

3.4 Landscape Value

The high quality characteristics of Area 3 exhibit very similar characteristics to the Yorkshire Wolds Landscape Area. The area provides dominant features in many of the views into and out of the eastern parts of Pocklington with high quality environmental assets that include woodland, a Protected Wildlife Site to the north of Pocklington Wood, and recreation facilities including Kilwick Percy Golf Club and sports pitches on the south side of Kilwick Road. There is a network of public rights of way in the area, which are in high use by walkers providing recreational access to the area for local residents and the surrounding area.

Landscape value for this area is assessed as: Medium

3.5 Overall Landscape Sensitivity

Established native woodland and mature tree blocks and hedgerows positively contribute and enhance the rural landscape which has not been intensely farmed. Topography, which forms an important ridgeline, positively contributes towards a strong visual character, which is further enhanced by a lack of development or visual detractors. The combination of these factors results in an attractive landscape and strong character that greatly enhances the setting of Pocklington when approaching from the northeast.

The area has very little capacity to accommodate development without detracting from the existing high quality landscape.

Woodland planting would ‘soften’ the interface between the prominent urban edge and the open countryside to the north, further improving the aesthetic quality of the landscape.
The overall landscape sensitivity is assessed as: High

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<th>Landscape Character Sensitivity</th>
<th>Visual Sensitivity</th>
<th>Landscape Value</th>
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4.0 AREA 4 – EASTERN POCKLINGTON

4.1 Introduction

Area 4 is an enclosed range of predominantly agricultural land located on the eastern side of Pocklington settlement. The area is bounded by Burnby Lane and the route of the former dismantled railway line to the south, with field boundaries and hedge lines to the north and east. The northern boundary adjoins the southern boundary of Area 3 and the western boundary of the area abuts the edge of Pocklington settlement, consisting of the Wold Road residential development and the playing fields and curtilage of Woldgate School.

The area is located within Landscape Character Type 1, Flat Open Farmland, Character Area C, Newton upon Derwent, Allerthorpe and Hayton Farmland.

4.2 Landscape Character Sensitivity

Area 4 has a well-defined field pattern of medium sized fields used for both arable and pasture. Development in the area is limited to sporadic agricultural structures at Clayfield Farmstead, which forms a dominant feature located on a localised high point in the middle of the area.

Areas of mixed woodland populate the southern boundary along Burnby Lane provide enclosure and filter long views of the Wolds Important Landscape Area beyond. Hedgerows are found along the road side with fragmented hedgerows along a number of field boundaries.

Woldgate School and its curtilage is a major land use adjacent to the area with associated playing fields and rugby pitches located to the north in Area 3. Other landscape features include drainage ditches, tracks, minor roads, street lamps and telegraph poles.

The area is an attractive landscape that is well screened, provides good enclosure to movement routes and includes important areas of woodland. It is a well maintained landscape with few detracting features. A defined vegetated boundary provides substantial screening to the adjacent Wold Road development, although this decreases at its north-eastern end, where the screening is less mature and the residential development becomes an increased feature within views across the area. Overall however, the landscape character of the area is considered to enhance the setting of the settlement edge and approaches through the area from the east.

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

4.3 Visual Sensitivity

The northern section of the boundary with the settlement edge is poorly screened and as a result would be overlooked by a range of receptors. Many of the receptors are residential from where the curtilage of the Wold Road development consists only of sporadic boundary planting, which provides permeable views both into and out of the adjacent farm land. New development in this area would, as a result, be visible and any mitigation would be longer term.

The southern part of the area is well screened and would be visible to fewer receptors. There is substantial existing screening with woodland blocks that dominate the area, providing considerable enclosure to Burnby Lane and the adjacent field network. This part of the area would have a high sensitivity to change. When evaluated in the context of the wider area, the southern section could help to provide a substantive screen to any development in the northern part of Area 4.

The visual sensitivity for this area is assessed as: Medium

4.4 Landscape Value

Though substantial woodland blocks populate the southern boundary, providing substantial screening and positively enhancing the natural landscape, the larger and dominant character of the area is that of agricultural land, with minimal vegetation that is not subject to any designations and has limited recreational value.

Landscape value for this area is assessed as: Low

4.5 Overall Landscape Sensitivity

Area 4 has positive qualities that enhance the landscape including substantial mature tree blocks along the southern boundary, which enhance the character, value and sensitivity of the landscape. The northern part of Area 4, whilst still reasonably attractive has less vegetation cover and is more open, increasing the sensitivity of the landscape.

It is considered that pockets of land closest to the existing settlement boundary, which are enclosed by trees, have some capacity to accommodate low rise development. By contrast the landscape to the north and east which is more open has very little capacity to accommodate further development.

Any new development should protect the setting of Burnby Lane, the existing houses on the edge of Pocklington and the cricket pitch to the south of Burnby Lane.

The overall landscape sensitivity is assessed as: Medium

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<th>Area 4 – Eastern Pocklington</th>
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Pocklington Page 6 of 10
5.0 AREA 5 – SOUTHEAST POCKLINGTON FARMLAND

5.1 Introduction

Area 5 is located on the southeastern edge of Pocklington centred on the B1247 ‘The Balk’, one of the main approaches into Pocklington from the east.

The area is located within Landscape Character Type 1, Flat Open Farmland, Character Area C, Newton upon Derwent, Allerthorpe and Hayton Farmland.

5.2 Landscape Character Sensitivity

The area is predominantly an open agricultural landscape with medium to large fields that is largely devoid of tree and hedge cover, particularly north of the Balk. The featureless landscape, lacking in roadside vegetation and visual enclosure allows views across the farmland from the B1247 and Burnby Lane.

Development on the edge of Pocklington comprises sports pitches and football club to the north of The Balk, a multi-pitch floodlit playing and training facility to the south of the Balk and the Balk Estate, a large modern residential development. Vegetation along the southern edge of the Balk is still immature but in time should provide a substantive buffer between the houses and the adjacent farmland.

Development in the farmland to the southeast is limited to sporadic farmsteads and tourism activity at caravan lodge parks, located to the south of Burnby Lane and to the south of The Balk. The area includes the fields fronting onto the south side of the A1079 between the Montessori School and Allerthorpe Lane. These fields have an enclosed character and good hedge lines and include access to the Pocklington Canal; a local amenity and recreational feature.

The flat, slightly undulating landscape consists of medium sized arable fields. Vegetation is limited to small fragmented woodlands located to the south of Burnby Lane and around the Willow Waters Fishery. There are occasional isolated tree groups and hedgerows trees along the field boundaries which provide a small amount of visual interest in an otherwise relatively featureless landscape.

The character of the area is partly influenced by substantial belts of woodland outside the area, most notably the woodlands to the north along the line of the dismantled railway on the southern fringes of Area 4.

There are a number of visual detractors including sporadic developments, a caravan site and power infrastructure which adversely affect the rural qualities of the landscape.

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

5.3 Visual Sensitivity

Parts of Area 5 are overlooked by residential receptors, particularly the area to the south and east of The Balk development. The area is also visible from road users, particularly those using the A1079.

The visual sensitivity for this area is assessed as: Medium

5.4 Landscape Value

There are no landscape designations in the area.

The area is predominantly arable farmland although there are some recreational facilities which are used by the local population.

The sports pitches to the north of Area 5 are used by Pocklington Town AFC.

Willow Waters Fishery and South Lea Caravan Park are popular visitor destinations.

There is also access to Pocklington Canal, an important local and regional recreation/visitor destination.

Landscape value for this area is assessed as: Medium

5.5 Overall Landscape Sensitivity

The area is characterised by arable production and the lack of visual enclosure. Fields have been amalgamated and hedgerows removed to facilitate modern farming techniques, with resultant long distance views across the area, including views from The Balk.

The landscape is relatively featureless, with the exception of small isolated tree groups. However, it does provide open views for the existing residents at the southern fringe of Pocklington.

The area has some capacity for development that reinforces the urban edge and which respects the setting of the existing settlement and the roads approaches to Pocklington.

The overall landscape sensitivity is assessed as: Medium

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<th>Area 5 – Southeast Pocklington Farmland</th>
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6.0 AREA 6 - BURNBY HALL/BURNBY LANE

6.1 Introduction

Area 6 consists of a mixture of urban fringe/recreation land uses including public gardens and associated woodland at Burnby Hall that are accessed from The Balk. The area of woodland forms an important east-west barrier between the developments north of Burnby Lane and the Balk in the south, whilst enclosing the northern side of the football club and pitches in Area 5 on The Balk and the formal sports pitches within Area 6 on Burnby Lane.

The area is located within Landscape Character Type 1, Flat Open Farmland, Character Area C, Newton upon Derwent, Allerthorpe and Hayton Farmland.

6.2 Landscape Character Sensitivity

Area 6 forms an important green wedge into the urban area. It is an area of highly attractive landscape with strong composition, the individual elements of which provide a strong visual feature with permeable movement routes. The gardens are a man-made feature; however, the associated woodland edge has assimilated it into the landscape and the area forms an important green wedge into the urban area aligned along the route of the former railway line.

The area is an attractive landscape, with a strong composition. It has well defined areas that complement each other and is well maintained, culminating in a landscape that complements this part of the settlement and its setting/townscape.

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

6.3 Visual Sensitivity

Area 6 is substantially enclosed by its landform and vegetation; however, its curtilage is visible to residential receptors on Burnby Lane and the Struther Close development off The Balk. The area is a valued component of the wider landscape and is a feature in key viewpoints.

The visual sensitivity for this area is assessed as: High

6.4 Landscape Value

The area is a valuable amenity feature which lies partly within the Conservation Area it is an important open space and recreational resource which is used by local residents. Burnby Hall Gardens is a regionally important visitor attraction housing a national collection of water lilies.

Landscape value for this area is assessed as: High

6.5 Overall Landscape Sensitivity

The area is an important open space with recreational and amenity value. Vegetation coverage is well established forming a distinct and attractive setting to the edge of settlement and the Burnby Hall Gardens visitor attraction.

The area does not have any ability to accommodate any development which would result in the loss of open space or would detract from the hall or grounds.

The overall landscape sensitivity is assessed as: High

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<th>Area 6 - Burnby Hall/Burnby Lane</th>
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7.0 AREA 7 – GROVE FARM/CANAL LANE

7.1 Introduction

Area 7 runs from Grove Farm on West Green along the north side of Canal Lane to the hamlet of Canal Head, located at the northern end of the Pocklington Canal; formerly a commercial waterway and now a local recreation destination.

The area is located within Landscape Character Type 1, Flat Open Farmland, Character Area D, Barmby Moor Farmland and Landscape Character Area C Newton upon Derwent, Allerthorpe and Hayton Farmland.

7.2 Landscape Character Sensitivity

Area 7 comprises small to medium fields with well-defined boundaries consisting of native hedges and trees and is generally flat, which is in common with the surrounding area on the periphery of the former Pocklington airfield.

Woodland found within the area is in the form of plantation blocks and strips in the Balk Field area and a line of mature trees that follows the Pocklington Beck corridor. Trees along this corridor and around the pond at Groves Farm help to screen the town entirely from view when approaching Pocklington from the A1079. Hedgerows within the area are well tended and particularly tall in the area around Canal Lane, which help to give the area a well-wooded appearance along the Pocklington Beck corridor.

The main landscape feature is Pocklington Beck, which runs through the area. A number of sporadic one and two storey residential developments exist along the frontage of Canal Lane.

Canal Lane forms an important approach to the town. As a cycling/pedestrian link between the town and the Pocklington Canal, the landscape, because of its enclosure, tree cover and general character, is attractive with well-defined characteristics and movement routes. The landscape within Area 7 enhances the setting of Pocklington settlement and the southern approaches to the town from the A1079.

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

7.3 Visual Sensitivity

There are views of the area from residential receptors to the north on the Broad Manor development and the residential developments off West Green and the new development at Devonshire Mill. The area is a valued component of the local landscape and features in long and short views of the area.

The visual sensitivity for this area is assessed as: High

7.4 Landscape Value

Area 7 is not subject to any special designation but it does have some recreational value and areas of important Vegetation that enhance the landscape south of the town.

Canal Head, to the south of the A1079 is an important local and regional recreation/visitor destination and provides access to the Pocklington Canal.

Landscape value for this area is assessed as: Medium

7.5 Overall Landscape Sensitivity

Despite the lack of planning designations/protection, the area is attractive with good tree cover. The area adjoins an important local and regional recreation/visitor destination and provides access to the Pocklington Canal.

The landscape enhances the approach to Pocklington from the south, along Canal Lane and provides attractive views to residential receptors to the south of Pocklington settlement.

There are a number of residential properties along Canal Lane although the area has very little capacity to accommodate further development.

The overall landscape sensitivity is assessed as: High
SUMMARY

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<tr>
<th>Area</th>
<th>Landscape Character Sensitivity</th>
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The landscape setting of Pocklington is varied and landscape sensitivity is dependent upon a number of variables including features such as changes in landform, vegetation and land use. Tree cover tends to be greatest on the eastern side of the Pocklington settlement area. The settlement edge is well defined in most places. Established hedgerows and trees help to define the urban edge. Where a lack of vegetation occurs, the urban edge is very prominent and detracts from the setting and approach to the settlement. Large parts of the the western, northern and (to a lesser extent) south-westerly fringes of the town are visible from the surrounding countryside. Softening of these prominent urban edges would be achieved with screen planting.

The higher and better quality landscape tends to be associated with tree cover, gently undulating landform and views of the surrounding landscape. The area to the north and east of Pocklington settlement area that rises into the Wolds landscape is considered to represent a more attractive landscape.

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

The areas to the west and northwest of town are considered to be least sensitive in landscape terms to the introduction of new development, along with smaller areas to the south (Area 7) and southwest (Area 6).

**General Guidelines**

Existing development pattern within Pocklington has been of a largely uniform nucleated pattern moving out from the historic centre. Development is restrained to the north-eastern side of the town by the rising foothills of the Yorkshire Wolds and to the southwest by the airfield and industrial estate site.

Where development is proposed, existing vegetation i.e. hedgerows, trees and woodland, should be retained and designed to form an integral part of any proposals. Proposals should also seek to enhance landscape character, particularly in areas where there are few trees and hedgerows by mitigation and high quality landscape design.

Where development borders the open countryside, it would be beneficial to have transitional zones around the edge of new settlement. These would help to integrate it with the surrounding landscape; the zones could be in the form of linear parks and paths around new development, planting of semi-mature trees within gardens around the edge of new developments, or the introduction of landscape features that are characteristic within the area.