HALTEMPRICE SETTLEMENTS

HESSLE, ANLABY, WILLERBY, KIRK ELLA AND COTTINGHAM
HALTEMPRICE SETTLEMENTS 
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 major Haltemprice settlements of Anlaby, Willerby, Kirk Ella, Cottingham and Hessle, 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).

Landscape Setting
The Haltemprice settlements are located within the Holderness (NCA 40) and Humber Estuary (NCA 41) National Character Areas identified by Natural England. The landscape surrounding the settlements lies within five landscape character types; identified in the East Riding Landscape Character Assessment (2005):

- Landscape Character Type 11 – Jurassic Hills Farmland;
- Landscape Character Type 13 – Open High Rolling Farmland;
- Landscape Character Type 16 – Sloping Farmland;
- Landscape Character Type 17 – Farmed Urban Fringe; and
- Landscape Character Type 22 – Farmed Urban Fringe.

Settlement Profiles

Anlaby
The parish of Anlaby with Anlaby Common is located to the immediate west of Hull and shares further boundaries with Kirk Ella, Willerby and the civil parish of Hessle. Although Anlaby has merged with Willerby and Kirk Ella, it remains separated from Hessle by highly valued open spaces made up of farmland, school playing fields and the Anlaby Common. Part of the open area between Anlaby and Hessle was once used as a campsite during the Second World War, opposite what is now a private hospital to the south of the village.

The village centre of Anlaby, around the Hull Road area, has a number of shops and local services, whilst the smaller centre of Anlaby Common to the east provides further services. Economic activity is primarily located along Springfield Way (B1231), which provides a key route into the centre of Hull.

Willerby
The parish of Willerby is located to the immediate west of Hull and shares further boundaries with Kirk Ella and Anlaby with Anlaby Common and the civil parish of Cottingham. Although Willerby has merged with Anlaby and Kirk Ella, it remains separated from Cottingham by highly valued open spaces made up of farmland and recreation space. Evidence suggests that the village has been in existence for over 1,100 years.

The village is provided with easy access to the A164 and is bisected by one of the main local transport corridors connecting Hull and the East Riding – Kingston Road/Willerby Road (B1232).

Many of the village’s services are centred on The Square – including a number of estate agents – and further retail outlets are located in the northwest of the parish at Willerby Shopping Park. A small industrial estate on Great Gutter Lane provides the focus for economic activity in the village. The parish also has two large hotels – Willerby Manor and the Ramada Jarvis.

Kirk Ella
The parish of Kirk Ella is located to the west of Hull and shares boundaries with Willerby and Anlaby with Anlaby Common. To the west lies the small village of West Ella separated in the main by Hull Golf Course.

The traditional centre of the village is positioned around St. Andrew’s Church, which is a Grade I listed building. The parish is home to King George V playing fields along Beverley Road and the Upper School site of Wofferton School (secondary school).

Cottingham
With a population of around 18,000, Cottingham claims to be the largest village in England. It is located to the west of Hull and is separated from the Anlaby/Willerby/Kirk Ella area to the south by highly valued open spaces of farmland and recreation space. It has good links to the A1041 Lumber Bridge to Driffield route as well as a train station situated on the Yorkshire Coast Hull to Scarborough route.
The village centre is concentrated around Hallgate and King Street, and a market takes place on a Thursday at Market Green. There are a number of locally important and well-respected buildings in the village including the parish church of St. Mary the Virgin (Grade I), Thwaite Hall, and the Zion United Reform Church (Grade II).

The main industrial areas within Cottingham are focussed around Station Road and Dunswell Road and further office developments have been established at nearby Willerby Hill – the site of the former De la Pole Hospital.

Castle Hill Hospital on the western edge of the village is a large hospital providing a broad range of healthcare as well as a high number of jobs. A £95 m development to create a cancer centre and cardiology centre on the site is currently under construction.

Cottingham has a large student population as the village is home to a number of halls of residence serving the University of Hull. Needler Hall and Thwaite Hall were bought by the University for use as student accommodation, having previously been used as a former asylum for the insane and an eighteenth century manor house respectively. The Lawns, in the northwest of the village, was purposefully built in the 1970s to provide student accommodation.

Hessle
The East Riding town of Hessle lies west of Hull, sharing a boundary with the city and the parishes of Swanland, North Ferriby and Anlaby. The main built-up area of the latter is separated from Hessle by highly valued agricultural fields, school playing fields and Anlaby Common.

Hessle is at the foot of the Wolds, and as a result, the town rises from east to west. It is the starting point for the Wolds Way National Trail. The Humber Bridge dominates the skyline of Hessle and the surrounding area and provides a link between the two banks of the Humber Estuary. The Estuary itself is an important ecological asset but also played an important role in the town’s development through the twentieth century as a centre for shipbuilding.

Beneath the shadow of the Humber Bridge, the country park provides an important and much valued space for recreation and was developed in a former chalk quarry. Part of the park is affectionately known as ‘Little Switzerland’.

The heart of the town is focussed around The Square, which accommodates a number of shops and services, as well as being the main public transport (bus) hub in Hessle. The town is also serviced by rail on the Hull-Doncaster/Leeds line and has good road links due to its position on the A15/A63/A164 network.

Economic activity is located in a number of places throughout the town including the former shipbuilding area on Livingstone Road. Employment uses are also provided on the site of the former priory railway sidings, and office developments at Hecclewood Hall have ensured that Hecce has a broad economic base.

Key landscape features of Haltemprice Settlements include:

- Green ‘wedges’ of productive farmland that extend from the open countryside to the west of the Haltemprice settlements towards Hull; physically separating Hessle from Anlaby, and Willerby from Cottingham, and Cottingham from Hull (these areas are important in preventing the coalescence of settlements);
- Conservation Areas at Hessle, West Ella, Kirk Ella and Cottingham;
- Distinctive ‘parkland’ south of West Ella;
- Attractive golf courses to the north of West Ella and Cottingham;
- Higher ground to the west of the Haltemprice settlements affording long distance views between the urban areas towards the centre of Hull; and
- Frequent infrastructure features, including highways, rail-lines, overhead electricity transmission lines and large scale commercial, educational and healthcare developments that detract from the rural qualities of the landscape.

Landscape Sensitivity

The following sections describe the landscape around the western edge of Hull in a clockwise direction starting from Hessle, on the banks of the River Humber (in the southwest) and finishing at the A1079 (in the north). The landscape has been divided into a number of discrete landscape areas (numbered 1-14) each displaying a specific set of unique characteristics that have been assessed collectively to determine the sensitivity of the landscape around the Haltemprice settlements. The areas are located on the accompanying settlement plans (Drawings 1a, 1b & 1c).
1.0 AREA 1 - TRANBY PARK AND HUMBER FIELD

1.1 Introduction

Area 1 is located immediately west of Hessle between the A63, the A164 and Tranby Park at the junction with the A15 near to the Humber Bridge. The area provides the setting for the approach to the Humber Bridge.

The area is located in Landscape Character Area 11C, Elloughton-cum-Brough to Hessle Farmland.

1.2 Landscape Character Sensitivity

Area 1 comprises sloping land on the southern edge of the Yorkshire Wolds and is heavily influenced by the major communication routes that converge to the west of Hull, namely the A63, A16, A164 and the Selby-Hull railway line. The area is heavily vegetated with woodland including mature and semi-mature plantations. Parkland trees are associated with Tranby Park as well as the Humber Bridge Country Park. To the east of the area is a disused chalk quarry just north of the junction of the A63 with the A15, which is reasonably well hidden by mature trees and landform. The southern part of the area is influenced by the Humber Bridge and Humber Bridge Country Park. Land use is a mix of agriculture, recreation, communication, and commercial development.

The Humber Bridge Country Park is also an important site for wildlife and part of the country park is a protected wildlife site. The River Humber to the south is an international important site for wildlife, especially birds.

In terms of scenic value, the landscape is considered to be ‘average’. The extensive woodland is reasonably attractive and helps visually integrate the highways and adjacent urban development with the more rural areas to the west. The area is heavily urbanised and the presence of traffic impacts on the remote qualities of the farmland and estuary.

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

1.3 Visual Sensitivity

The area is sparsely populated, with comparatively few residential receptors; houses on the edge of Hessle are mostly screened by dense vegetation cover.

The potential development areas are visible from the many highways that converge on the area, allowing glimpsed close-proximity views that tend to be short in duration.

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

1.4 Landscape Value

The landscape is not of the highest quality and is not subject to any planning designations aimed at protecting its character.

The Humber Bridge Country Park is a valued local resource that is an attractive landscape in its own right, and also contributes to the setting and approach to the Humber Bridge. The bridge is an important landmark structure that attracts visitors from further afield.

The A63 defines the boundary of the Yorkshire Wolds Important Landscape Area to the west. Land to the east of the A15 is a Conservation Area.

An area around the A1105 (Boothferry Road) junction is allocated for recreation and tourism development.

Landscape value for this area is assessed as: Medium.

1.5 Overall Landscape Sensitivity

The sensitivity of the area varies according to specific location. The area around North Ferriby and Tranby Park is considered more attractive than other areas on the edge of Hessle and therefore slightly more sensitive to development. Those areas enclosed by woodland, particularly close to the highway junctions, have greater capacity to accommodate development without adversely affecting the wider landscape.

Some low rise development may be accommodated in these areas without detriment to the landscape character providing development proposals include an extensive landscape scheme to aid integration with the landscape.

The overall landscape sensitivity is assessed as: Medium.
2.0 AREA 2 – LAND BETWEEN HESSE AND ANLABY

2.1 Introduction

Area 2, to the west of Hull, is located between Hessle and Anlaby. The farmland provides separation between the two settlements.

This area is located in Landscape Character Area 17D, North Hessle Farmland.

2.2 Landscape Character Sensitivity

The area is largely agricultural comprising medium sized arable fields and pasture, although there are a number of schools, playing fields and allotment gardens along the interface between the farmland and the settlements, especially in the east towards Anlaby.

Fields are generally medium to large in size with smaller horse paddocks towards the settlements. The southern edge of Anlaby is well wooded at Tranby Croft, effectively screening the residential areas to the north. Hedgerow field boundaries are well maintained except around Anlaby Common and Hessle Mount Farm.

Anlaby Common is defined as ‘open space’ which comprises rough grassland currently grazed by horses and has overgrown hedgerows with an uncared-for appearance. The area also includes areas of ridge and furrow that indicate medieval farming activity in the area.

Sydney Smith High school is a prominent feature in the open landscape on the edge of Anlaby Common. Other large scale buildings in the area include the hospital and schools that contrast with the adjacent low-rise residential buildings. However overall, the landscape is characterised by rural farmland surrounded by urban development.

The scenic quality of the landscape is considered to be good in the west reducing to the periphery, especially towards the east where the influences of the adjacent urban areas are greater.

The lack of large scale commercial buildings at the urban edge and the extensive views across to the urban area of Hull that has a well wooded appearance to its foreground setting, also contributes to quality. However, the area is not considered to be of the highest quality due to the presence of detractors including telegraph poles, the intrusion of street lighting and the fragmented nature of the hedgerows around the arable fields.

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

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

2.3 Visual Sensitivity

The area is visually exposed. Roads, paths and houses around the periphery of the farmland afford users and residents views across the open space, thereby increasing its sensitivity to further development.

Extensive panoramic views across the area towards the centre of Hull are afforded to road users on high ground to the west particularly from Jenny Brough Lane and Tranby Lane (B1231).

Housing on the edge of the farmland, to the north of Sydney Smith high school, overlooks Alnby Common and forms a ‘prominent urban edge’.

The visual sensitivity for this area is assessed as: High

2.4 Landscape Value

The area provides a rural backdrop to houses on the edge of Hessle and Anlaby. There are a number of recreational facilities used by the local population, including roads and footpaths that cut through the farmland providing strategic links between the two settlements.

The landscape is reasonably attractive although aesthetically it is not of the highest quality. It is not subject to any planning designations aimed at protecting its scenic value. However, the area is defined as a ‘Key Open Area’ because of its importance as a buffer between Hessle and Anlaby. The farmland provides a semi-rural backdrop to the urban areas and prevents the coalescence of the two settlements.

Landscape value for this area is assessed as: Medium

2.5 Overall Landscape Sensitivity

The area plays an important role separating Anlaby and Hessle. New development that results in the coalescence of the settlements would be detrimental to the open space and the identity of the settlements.

The views eastwards are particularly characteristic of the area, with the urban centre of Hull being viewed with a rural foreground.

The area is sensitive to new development that would impact upon the rural character of the landscape through the introduction, or extension of, urban influences (i.e. buildings, roads, lighting and other infrastructure). However, there are small areas at the urban edge that may have some capacity to accept small scale residential development. In particular, infill development along Boothferry Road may be acceptable providing that design protects the setting of the rural landscape. There are also small pockets of land on the southern edge of Anlaby that may have capacity for small scale residential development.
that retains existing vegetation and enhances integration with the adjacent rural landscape on the urban edge.

Recreational use is characteristic of this area close to the urban edge. Further recreation development may be accommodated provided that built structures are not required and that existing vegetation is maintained and enhanced through planting to respect landscape pattern.

Screen planting would soften the ‘prominent urban edges’ and would improve the appearance of the open space.

The landscape sensitivity varies across the area between high and low.

The overall landscape sensitivity is assessed as: Medium

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<th>Area</th>
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3.0 AREA 3 – LAND SOUTH OF WEST ELLA

3.1 Introduction

Area 3, is centred on land between West Ella and the B1231, and includes West Ella Hall.

The area is located on the edge of Landscape Character Area 17D, North Hessle Farmland and Landscape Character Area 11C Elloughton-cum-Brough to Hessle Farmland.

3.2 Landscape Character Sensitivity

The unique area is characterised by arable land interspersed with large deciduous plantations and parkland to the north (West Ella Hall). It differs from the surrounding landscape due to the increased visual enclosure and the lack of urban influences that detract from much of the surrounding landscape.

A key characteristic of the area is the extensive tree cover which includes:

- Four acre Planation;
- White Walk Planation;
- The Grove;
- Swanland Planation; and
- Hut Plantation.

The busy A164 to the west detracts from the tranquil qualities of the area, although its influence is confined to the fields immediately adjacent to the highway. The highway is screened from the central area by intervening woodland.

The field pattern appears to follow an early enclosure pattern.

The landscape quality of this area is assessed to be good. The wooded characteristics and the undulating landform help to integrate and screen the urban edge. However, views out of this area are restricted.

The scenic quality of the landscape is similar to the ‘Important Landscape Area’ (ILA) to the west of the A164, although the area is not typical of the Yorkshire Wolds, (which is generally more open with less vegetation cover). The updated ILA boundary does not include land east of the A164, although this does not lessen the quality or sensitivity of this distinctive landscape.

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

3.3 Visual Sensitivity

Visually the area is less exposed than much of the surrounding landscape, due mainly to the extensive tree cover, although the area is overlooked by houses to the east (on Grindale and Valley Drive), from the B1231 and the cemetery on Tranby Lane, and to a lesser extent from the A164 (which is partially in cutting).

There is a single residential property, West Ella Grange, located next to Hut Plantation, which affords residents views across the area, although these are partially restricted by the woodland cover.

The northern boundary of Area 3, adjacent to the West Ella Conservation Area is considered to be a ‘sensitive urban edge’ i.e. it contributes to the character of the area its visual setting should be retained.

By contrast the housing to the east of the area forms a ‘prominent urban edge’ which detracts from the rural quality of Area 3 and would benefit from screening planting to ‘soften’ its appearance.

The visual sensitivity for this area is assessed as: Medium

3.4 Landscape Value

The landscape is very attractive and includes the high quality parkland associated with West Ella Hall. It is not subject to any planning designations aimed at protecting its scenic value.

The area to the west of the A164 Beverley Road lies within the Yorkshire Wolds Important Landscape Area. West Ella Conservation Area lies immediately north of Area 3; although it is largely screened by vegetation.

The area is inaccessible to the public; there are no public rights of way through the farmland and the parkland at West Ella Hall is in private ownership. The cemetery off the B1231 is an important community facility.

Slight Plantation on the western edge of the urban edge is a protected wildlife site.

Landscape value for this area is assessed as: High

3.5 Overall Landscape Sensitivity

The area does not have any capacity for development. Despite the increased screening afforded by the woodland, any development in this area would impact upon the setting of Kirk Ella, West Ella and its Conservation Area and would adversely affect the character of this high quality attractive landscape, which is more sensitive to development than much of the surrounding landscape.
Screening planting along the eastern boundary would help soften the ‘prominent urban edge’, although the ‘sensitive urban edge’ to the north contributes to the quality of the landscape and therefore would not need to be screened.

The overall Landscape Sensitivity is assessed as: High

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4.0 AREA 4 – YORKSHIRE WOLDS WEST OF THE A164

4.1 Introduction

Area 4 to the west of Hull covers an extensive area of open farmland to the west of the A164, between the A63 at Hessle and Skidby to the northwest of Hull.

The area is located in Landscape Character Area 13C, South Wolds Farmland.

4.2 Landscape Character Sensitivity

The area comprises open, arable land within the Yorkshire Wolds Important Landscape Area. The rolling landform with large rectilinear fields is characteristic of the parliamentary enclosure pattern found in the Wolds. Hedge rows that form the field boundaries are generally well maintained and intact. Mature trees tend to be concentrated around the scattered farmsteads and villages.

The undulating farmland is sparsely populated with a remote, tranquil character. There are frequent long distance views from high ground, especially to the north and east.

The combination of landform, field pattern, tree and woodland cover, built form and architectural style contributes to a high quality rural landscape that, apart from occasional overhead transmission lines contains comparatively few detractors.

The area is separated from the urban development to the east by the A164, which defines the east limit of the Yorkshire Wolds Important Landscape Area.

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

4.3 Visual Sensitivity

The area is visually exposed, especially the rolling hill tops, which are a feature of the Wolds. Views across the open farmland from the roads and paths reduce the capacity of the Wolds landscape to accommodate development; this is exacerbated by the lack of tree cover, which means development is likely to be visible from a wide area.

The visual sensitivity for this area is assessed as: High

4.4 Landscape Value

The large undulating landscape is an integral part of the Yorkshire Wolds, which are considered to be one of the most attractive landscapes in the region. The area includes many sites of historical and wildlife importance. There is a good network of footpaths, bridleways and cycle routes through the farmland.

The area lies within the Yorkshire Wolds Important Landscape Area.

Landscape value for this area is assessed as: High

4.5 Overall Landscape Sensitivity

The landscape comprises attractive undulating farmland which is within the Yorkshire Wolds Important Landscape Area.

The A164 forms a well-defined, defensible boundary to the Important Landscape Area. Any development to the west of the highway would be perceived as an encroachment into the open countryside and would detract from the rural character of this attractive landscape.

The area is considered to be sensitive to new development that would introduce urban characteristics into the open countryside and should be avoided.

The overall landscape sensitivity is assessed as: High

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6.0 AREA 5 – LAND BETWEEN WEST ELLA AND THE A164

5.1 Introduction

Area 5 comprises a small area of agricultural land between West Ella and the A164. It is bounded to the south by West Ella Road and the Ripplingham Road to the north.

The area is located on the edge of Landscape Character Area 13C, South Wolds Rolling Farmland.

5.2 Landscape Character Sensitivity

The area comprises a single arable field between West Ella and the Beverley Road. It is largely enclosed by woodland preventing views in or out of the area.

The sound of traffic on the A164 reduces the tranquil qualities of the rural landscape, although the road itself is not visible. A single overhead electricity cable cuts across the middle of the field. Long Drive Wood and broad strip of deciduous woodland separates the field from the housing to east on Elveley Drive and the Meadows.

The area is considered to be attractive and despite the proximity of houses around the edge of the field the landscape has a pleasant rural character.

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

5.3 Visual Sensitivity

Area 5 is visually enclosed by woodland on three sides. A small number of houses on the Meadows and on West Ella Road are afforded views across the flat farmland. This includes recent houses constructed on Manor Fields, some of which are afforded views from the rear evaluations.

The southern boundary which adjoins the West Ella Conservation Area is considered to be a ‘sensitive urban edge’. The setting of which should be protected and or enhanced.

The visual sensitivity for this area is assessed as: Medium

5.4 Landscape Value

The area does not include any recreational or community facilities, although it provides an attractive backdrop to houses on West Ella Road.

There is a public right-of-way through the middle of the field, which allows access to the otherwise isolated area.

The houses immediately to the south on West Ella Road lie within West Ella Conservation Area.

Land to the west of the A164 lies within the Yorkshire Wolds Important Landscape Area (although it is not visible).

Landscape value for this area is assessed as: Medium

5.5 Overall Landscape Sensitivity

The area is physically and visually enclosed by mature woodland; this reduces its sensitivity to change and increases its capacity to accommodate low-rise development that would not project above the existing tree canopies.

The area to the south is more sensitive (visually) due to the proximity of and views from houses on West Ella Road and The Meadows. The capacity to accommodate development in these areas is reduced.

The area does have capacity to accommodate low-rise development that respects the setting of existing properties to the south, and does not detract from the setting of the West Ella Conservation Area.

The overall landscape sensitivity is assessed as: Medium

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6.0 AREA 6 – HULL GOLF CLUB - WEST ELLA

6.1 Introduction

Area 6, to the west of Hull, is coincidental with the boundary of the golf course at West Ella (Hull Golf club).

The area is located within an urban area to the east of Landscape Character Area 13C, South Wolds Farmland.

6.2 Landscape Character Sensitivity

The area comprises an attractive well maintained amenity landscape with a large number of mature trees around the periphery and between the fairways.

The golf course plays an important role in separating the settlements of Kirk Ella and West Ella.

Scenically, the landscape quality is considered to be very good. Despite being a ‘designed’ (rather than natural) landscape, the combination of open grassland and mature trees has produced an attractive backdrop to the surrounding houses and a valuable area of amenity space on the western edge of Kirk Ella.

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

6.3 Visual Sensitivity

The golf course is surrounded by residential development. Many of the houses have views from their rear elevations/gardens across the open space. The area is also viewed by golf course users.

The visual sensitivity for this area is assessed as: High

6.4 Landscape Value

The golf course is an important area of green open space and a popular recreational facility that prevents the coalescence of Kirk Ella and West Ella.

Landscape value for this area is assessed as: High

6.5 Overall Landscape Sensitivity

The golf course is an important greenspace and recreational facility with well-defined boundaries. The area does not have capacity to accommodate development without adversely affecting the character of this attractive area.

The overall landscape sensitivity is assessed as: High

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7.0 AREA 7 - WILLERBY BOTTOM

7.1 Introduction
Area 7, east of the A164, is bounded by the B1232 to the east and Riplington Road to the south.
The area is located on the edge of Landscape Character Area 13C, South Wolds Rolling Farmland.

7.2 Landscape Character Sensitivity
The area comprises small to medium sized rectilinear fields (arable and pasture) enclosed by mature
hedgerows and trees, especially around the properties.
The area is reasonably well populated with a number of isolated forms and residential properties off Great
Gutter Lane (west).
The landform rises gently to the south and east affording occasional long distance views to the north.
The Willerby Shopping Park is located to the northeast. The shopping centre and associated commercial
development, which is situated around the junction of the A164 and the B1232, impacts on the rural
character of the adjacent farmland.
The farmland is reasonably attractive, the historic field pattern has remained largely intact and the hedges
are in reasonable condition. Tree cover helps to integrate existing development with its surroundings.
However, there are a number of urban influences (Willerby Shopping Centre, A164, B1232 and existing
housing to the south) that detract from the rural character of the area, thus reducing its sensitivity to
further development.
The landscape character sensitivity for this area is assessed as: Medium

7.3 Visual Sensitivity
Despite the extensive screening afforded by hedgerows and roadside planting, the area is visually
exposed from some locations.
There are a number of residential dwellings within and adjacent to the farmland. In addition there are a
number of roads from which the area or parts of the area are visible.
Some of the housing which defines the southern boundary to Area 7 is not screened by vegetation and
forms a ‘prominent urban edge’ on the skyline, which contrasts with the farm land to the north.
The visual sensitivity for this area is assessed as: Medium

7.4 Landscape Value
Apart from a single bridleway between Riplington Road and Great Gutter Lane, the area is not publically
accessible. It is not used as a recreational/community resource and does not contribute to the character
of the wider landscape.
Landscape value for this area is assessed as: Low

7.5 Overall Landscape Sensitivity
The area is reasonably attractive, although the existing development surrounding the area has an
urbanising effect on the farmland, particularly the retail/commercial complex at the junction of the A164
with the B1232.
The northern and eastern area has the greatest capacity to accommodate further development. To the
west, the area is more open and more rural in character, thus reducing the adverse effects of the adjacent
urban areas.
The ‘prominent urban edge’ on the southern edge of Area 7 could be softened by screen planting of
appropriately designed low-rise development which could reduce its prominence.
Overall, the area is reasonably well wooded, with trees in gardens and hedgerows helping to integrate
and screen existing houses. Any new development in this area should ideally take account of existing
vegetation and field patterns in order to minimise visual screening.
The overall landscape sensitivity is assessed as: Medium

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9.0 AREA 8 – HALTEMPRICE FARM AND SURROUNDING FARMLAND

8.1 Introduction

Area 8, to the northwest of Hull, is situated between Cottingham to the north and Willerby to the south. The western boundary is defined by the A164 and the crematorium.

The area is located in Landscape Character Area 17C, South Cottingham Farmland.

8.2 Landscape Character Sensitivity

The mixed farmland between Willerby and Cottingham comprises flat to gently sloping ground with an easterly aspect (land to the east is approximately 50 m lower). The field pattern is irregular and is made up of medium sized arable fields and grassland encloaked by a combination of intact and fragmented hedgerows.

Residential development around the edge of the farmland is partially screened by a combination of garden vegetation and boundary hedges, although there are large areas where mature vegetation is sparse and the built urban edge intrudes on the rural landscape forming a prominent urban edge to the open space. Haltemprice Priory Farm is a derelict site but was once the location of a moated medieval priory.

The crematorium on the A164, adjacent to a former hospital site known as the De La Pole site, is largely surrounded by vegetation. The whole of this area is reasonably well screened and does not detract from the adjacent farmland.

The scenic quality of the landscape is considered to be ordinary. The farmland is reasonably attractive although the rural character of the area is lessened by the proximity of the adjacent urban development, which is visible from most locations within the farmland.

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

8.3 Visual Sensitivity

The area is visually exposed. Roads, paths and houses around the periphery of the farmland ('prominent urban edge') afford users and residents views across the open space, thereby increasing its sensitivity to further development.

Extensive panoramic views across the area towards the centre of Hull are afforded to road users on the A164, Willerby Low Road and the northern end of Willerby Main Street. Where possible, distant views from the A164 should be retained.

The visual sensitivity for this area is assessed as: High

8.4 Landscape Value

The area provides a rural backdrop to houses on the edge of Willerby and Cottingham. There are a number of recreational facilities including sports pitches east of Willerby Business Park, a cricket pitch off Well Lane (Willerby), Haltemprice crematorium, Springhead Park/Golf Course off Willerby Road and recreational ground at Cottingham. There are also roads and footpaths that cut through the farmland providing strategic links between the two settlements.

Springhead Park/Golf Course, the sports pitches adjacent to Willerby Business Park, and Cottingham are important open spaces which are valuable recreational/community resources.

The landscape is reasonably attractive although aesthetically it is not of the highest quality. It is not subject to any planning designations aimed at protecting its scenic value. However, the undeveloped area plays an important role in separating Cottingham and Willerby (Key Open Area), restricting the spread of the urban development and preventing the coalescence of settlements.

There is recreational and community use in the area including the Haltemprice crematorium.

Landscape value for this area is assessed as: Medium

8.5 Overall Landscape Sensitivity

This area plays an important role in preventing the coalescence of Willerby with Cottingham.

The area is sensitive to new development that would impact upon the rural character of the landscape through the introduction or extension of urban influences (i.e. buildings, roads, lighting and other infrastructure). However, there are areas towards the A164 and Cottingham that may have some capacity to accept ‘in fill’ development that contributes to a more robust and defensible edge to the urban areas.

The lack of screening and prominence of the urban edge around the farmland has resulted in an abrupt and harsh transition between the farmland and the settlements. In many locations, development is not well integrated with the surroundings and would benefit from additional planting to enhance the quality of the open space.

The overall landscape sensitivity is assessed as: Medium

<table>
<thead>
<tr>
<th>Area 8 – Haltemprice Farm and Surrounding Farmland</th>
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9.0 AREA 9 – GRASSLAND EAST OF SWINE BANK/WOOD LANE

9.1 Introduction

Area 9, to the northwest of Hull, is a continuation of the ‘green wedge’ (Area 8) between Cottingham and Hull. It is surrounded on three sides by residential development.

The area is located in Landscape Character Area 17C, South Cottingham Farmland.

9.2 Landscape Character Sensitivity

The landscape comprises small intimate patterns of fields enclosed by large overgrown hedgerows dating back to the parliamentary enclosure. Land is used primarily as pasture grazed by horses. Hedgerows give the area a well wooded appearance. The land does have a neglected appearance as a result of the unclipped hedgerows, varied fencing and rough grazing. The neighbouring development is mainly residential with a mix of fence and hedgerow boundaries. Two roads and a railway line run through this area. The new police headquarters off Priory Road is a prominent development on the edge of the ‘open space’.

The quality of this area in scenic terms is considered to be ordinary. It plays an important role in separating the urban development of Hull, Cottingham and Willerby, and contributes to the setting of settlements.

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

9.3 Visual Sensitivity

Despite the proximity of the adjacent house, the area is reasonably enclosed by the frequent tall hedgerows. Transient views into the area are possible from the rail-line and from Snuff Mill Lane, Priory Road and Wood Lane (on the western edge of the area).

The visual sensitivity for this area is assessed as: Low

9.4 Landscape Value

The landscape is not subject to any planning designations aimed at protecting its scenic value. However, the area is a ‘Key Open Area’ which restricts the spread of the urban development and prevents the coalescence of neighbourhoods.

The area contains a cemetery (Priory Woods) to the west of Priory Road and the majority of land to the east of Priory Road is designated as ‘Open Space’.

There are a number of statutory wildlife sites which increase the sensitivity of the area to development.

Landscape value for this area is assessed as:Medium

9.5 Overall Landscape Sensitivity

The area is not of the highest scenic quality and is considered to be less sensitive than the farmland to the west for a number of reasons: it is less well maintained; it is surrounded by urban development on three sides; there are a number of visual detractors adjacent to the area, including two roads and a rail line that cut through the landscape; and the land is flat and low-lying therefore it is less visible than the elevated areas to the west. However, the area plays an important role separating Cottingham from Hull. New development that results in the coalescence of the settlements would be detrimental to the identity of the individual settlements.

The overall landscape sensitivity is assessed as: Low

<table>
<thead>
<tr>
<th>Area 9 - Grassland East of Swine Bank/Wood Lane</th>
<th>Landscape Character Sensitivity</th>
<th>Visual Sensitivity</th>
<th>Landscape Value</th>
<th>Overall Landscape Sensitivity</th>
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</table>
10.0 AREA 10 - KELDGATE

10.1 Introduction

Area 10, to the west of Cottingham, is bounded by the A1079 to the west, the B1233 to the north and east and Epipleworth Road to the south.

The area is located on the edge of Landscape Character Type 17, Farmed Urban Fringe and Landscape Character Type 16, Sloping Farmland Landscape.

10.2 Landscape Character Sensitivity

The triangular area, which is mostly under agricultural production, is an important transitional zone between Cottingham to the south and the open countryside to the north and east. The farmland is divided into rectilinear fields enclosed by hedgerows. Glasshouses are prominent on the edge of Cottingham. A large underground reservoir, which is grassed over, occupies a large part of the hillside south of Mill Lane. Generally, the farmland has a southeast orientation sloping down to the southeast, affording long distance views across Cottingham and Hull in the distance.

The area provides a pleasant and attractive approach to Cottingham from the northwest. The B1233 is reasonably well woode and screens development to the north. The approach to Cottingham on Epipleworth Road is also reasonably attractive and benefits from open fields north and south. Castle Hill Hospital to the south of the road is visible through gaps in the vegetation.

Scenically, the landscape is reasonable good quality although there are a number of urban influences that reduce its value slightly.

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

10.3 Visual Sensitivity

There are comparatively few residential properties overlooking the area, although due to the southerly orientation of the sloping topography the area is highly visible from Epipleworth Road and from the urban areas towards Hull. Views across the area are also afforded to drivers on the elevated parts of the A1079 to the west and from the B1233 to the north.

Housing fronting on to Epipleworth Road and the large glass houses to the north form ‘prominent urban edges’ which detract from the rural character of the open space.

The visual sensitivity for this area is assessed as: High

10.4 Landscape Value

The landscape is not of the highest quality and is not subject to any planning designations aimed at protecting its character.

Keldgate Road/Mill Road, which cuts through the area north of the reservoir, is a recreational route for cyclists.

The farmland plays an important role as a transitional zone between the urban areas and the open countryside west of the A164.

Landscape value for this area is assessed as: Medium

10.5 Overall Landscape Sensitivity

The landscape is highly visible from the surrounding roads and it is important as a transitional area between Cottingham and the open countryside to the west. The area is reasonably attractive, which combined with its high degree of visual exposure increases its sensitivity to new development. New buildings on the sloping land would be prominent and would impact upon the character of the rural setting and approach to Cottingham.

Screen planting would ‘soften’ the ‘prominent urban edges’ would enhance the rural character of Area 10.

The overall landscape sensitivity is assessed as: Medium

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<th>Area 10 - Keldgate</th>
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</table>
11.0 AREA 11 – COTTINGHAM PARKS

11.1 Introduction

Area 11, to the north of Cottingham, encompasses ‘parkland’ north of Cottingham; Harland Way (B1233); Skidby Lakes Golf Club; Cottingham Parks Golf Club; Cottingham High School and The Lawns University Campus (Hull University).

The area is located mostly in Landscape Character Area 16F; Beverley Parks Farmland, and partly in Landscape Character Area 17B North; Cottingham Farmland.

11.2 Landscape Character Sensitivity

Area 11 is a distinctive well vegetated ‘parkland’ comprising golf courses, a showground and large educational establishments; it differs from the surrounding landscape, which comprises mostly productive farmland with comparatively sparse tree cover.

The area comprises a well maintained area of amenity grassland interspersed with specimen trees and educational buildings in a parkland setting. There is a small amount of arable land between the golf courses and the B1233. The landscape is highly modified with few ‘natural’ features; however, its condition is very good and scenically it is considered to be very attractive, due partly to the contrast between the amenity grassland and the extensive tree cover.

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

11.3 Visual Sensitivity

The landscape is visually onlooked and is mostly screened from the wider landscape by the trees within and adjacent to the ‘parkland’.

Views into the area are possible from the B1233 and isolated houses to the north of the B1233, although these are partly obscured by vegetation.

The area is visited by golfers and students and therefore the area is highly visible to a large number of receptors. Any new development within this area would be very noticeable.

The large commercial glasshouses immediately east of the golf courses are screened by intervening vegetation and are not visible from within the area. Similarly, the nearby houses on Badgers Wood are screened by mature trees.

The visual sensitivity for this area is assessed as: Medium

11.4 Landscape Value

The area is an important open space and a major recreational and educational resource for Cottingham and the wider region.

The extensive vegetation is important component of Area 11. It increases its importance in the wider landscape which is more sparsely vegetated.

Landscape value for this area is assessed as: High

11.5 Overall Landscape Sensitivity

The attractive, highly maintained ‘parkland’ area is a valuable recreational/educational resource. The area is sensitive to inappropriate development that would detract from the scale and character of the landscape. The area does however have some capacity to accommodate low-rise recreational or educational development that respects or enhances the existing built form.

The overall landscape sensitivity is assessed as: High

<table>
<thead>
<tr>
<th>Area 11 - Cottingham Parks</th>
<th>Landscape Character Sensitivity</th>
<th>Visual Sensitivity</th>
<th>Landscape Value</th>
<th>Overall Landscape Sensitivity</th>
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<td>11</td>
<td>High</td>
<td>Medium</td>
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</table>
12.0 AREA 12 – NORTH MOOR

12.1 Introduction

Area 12 is located north of Cottingham and includes a diverse range of land use and built form between Cottingham Parks and North Moor Lane. This area is located in Landscape Character Type 17, Farmed Urban Fringe and Landscape Character Area B North Cottingham Farmland.

12.2 Landscape Character Sensitivity

Area 12 covers a diverse range of land uses including arable land, pasture, large commercial glasshouses, isolated residential properties, allotments and recreational land. The Devorgyle to Hull rail-line cuts through the area in a north-south direction. The landscape is generally flat, rising gradually eastwards. Fields are a combination of regular and irregular shapes, varying in size from medium to small towards the urban edge.

Horticultural production is the prominent form of development with large glass houses dominating the surrounding landscape. Other forms of commercial development are scattered along the urban edge giving the landscape a fragmented appearance. Arable fields and pasture are enclosed by mature hedgerows and hedgerow trees, with clumps of trees towards the settlement edge.

There is a large amount of new housing between Dunswell Road and the rail-line currently being constructed on the site of a former industrial site. The housing will adjoin existing residential areas to the south, creating a finger of development that extends into, and has an urbanising effect on, the farmland north of Cottingham.

Infrastructure is a prominent feature of the area, with power lines, transmission line towers and an electricity substation detracting from the rural character of the farmland.

In terms of scenic quality, the landscape is considered to be ordinary to poor. This is due primarily to development that has fragmented the landscape and the number of highly visible visual detractors that form the rural qualities of the farmland to the north and west.

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

12.3 Visual Sensitivity

The area is overlooked by houses on the edge of Cottingham and isolated scattered residential and commercial properties throughout the area. Views into the area are also possible from the rail-line, North Moor Lane, Millhouse Woods Lane and Park Lane. However, views tend to be limited by hedgerow and trees along the field boundaries.

The visual sensitivity for this area is assessed as: Medium

12.4 Landscape Value

The landscape is not of the highest quality and is not subject to any planning designations aimed at protecting its character.

Playing fields on the northern edge of Cottingham provide a valuable recreational resource for the local community and there are statutory wildlife site located either side of Millhouse Woods Lane.

Landscape value for this area is assessed as: Low

12.5 Overall Landscape Sensitivity

Generally, the diverse land use and the number of visual detractors lower the scenic quality and sensitivity of the landscape and its capacity to accommodate further development. Areas close to urban edge on the north side of Cottingham are generally less sensitive to development than those to the north and west, and there are opportunities for infill development that would unify and reinforce the settlement boundary. Away from the settlement edge and the large scale visual detractors, the potential impacts of development are likely to increase.

New development has the potential to further fragment the rural landscape and should only be considered in conjunction with a large scale strategic landscape scheme to avoid cumulative visual impacts, to aid integration with the landscape, and to enhance the character of the area.

The overall landscape sensitivity is assessed as: Low

<table>
<thead>
<tr>
<th>Area 12 – North Moor</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>
<td>Medium</td>
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</table>
13.0 AREA 13 – DUNSWELL ROAD, COTTINGHAM TO NORTH HULL

13.1 Introduction

Area 13 is located between Dunswell Road, Cottingham and the Orchard Park Estate on the northern edge of Hull.

This area is located in Landscape Character Type 17, Farmed Urban Fringe and Landscape Character Area B North Cottingham Farmland.

13.2 Landscape Character Sensitivity

Area 13 comprises a diverse area of farmland, parkland, and rough ground interspersed with residential and commercial development along the urban edge. The area is well vegetated with dense hedgerows along field boundaries and frequent mature trees, especially towards Danepark Road, where there is a large area of native woodland planting.

Derelict ground along Danepark Road has been ‘landscaped’, creating a valuable and reasonably attractive communal green space, although fly-tipping and frequent anti-vehicle boildards contribute to the perception of a slightly run down degraded landscape, which is exacerbated by the adjacent urban development. The high-rise flats to the east combined with the roads and security fencing detract from the more rural areas away from the settlement edge.

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

13.3 Visual Sensitivity

Visually the area is fairly exposed; it is overlooked by houses around the edge of the landscape including Orchard Park and from Danepark Road, Orchard Park Road, Middledyke Lane, Endyke Lane and North Moor Lane, although substantial screening is afforded by existing vegetation.

The high rise flats in the Orchard Park Estate are prominent structures on the skyline to the east.

The visual sensitivity for this area is assessed as: Low

13.4 Landscape Value

The landscape is not of the highest scenic quality and is not subject to any planning designations aimed at protecting its character.

The majority of the area is low-lying and is within the flood plain of the River Hull.
14.0 AREA 14 – NEW INGS BETWEEN A1079 AND NORTHERN EDGE OF HULL

14.1 Introduction

Area 14 is located between A1079 and the northern edge of Hull.

This area is located in Landscape Character Type 17, Farmed Urban Fringe and Landscape Character Area B North Cottingham Farmland.

14.2 Landscape Character Sensitivity

Area 14 comprises flat, low-lying farmland influenced by the River Hull corridor to the east. Fields are mostly rectilinear, although some have been severed by the A1079, which cuts diagonally through the landscape pattern. Land use is a combination of arable land, pasture, derelict land, school playing fields and recreational fields towards the urban edge. School buildings on the edge of the urban areas are prominent, although they provide an effective buffer between the built areas and the countryside to the north. Security fencing around Orchard Park and the schools detracts visually from the countryside views. The high-rise flats at Orchard Park are prominent structures visible from much of the surrounding area.

There are a number of long straight drainage ditches (Cottingham Drain, Pan Bottom Drain, and Counter Dyke) that discharge into the River Hull via Beverley and Barmston Drain. An overhead electricity power line that follows the line of the A1079 is a prominent feature of the skyline to the north.

The landscape lacks distinctive characteristics or features and is considered to be of medium to low scenic value. The high-rise flats to the south combined with the roads, security fencing and the adjacent urban development detracts visually from the open farmland, although the area is generally less fragmented than Area 12 to the west and has a stronger more recognisable field pattern.

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

14.3 Visual Sensitivity

The area is visually exposed; it is overlooked by houses on the edge of Orchard Park and from the A1079 to the north, which is slightly elevated above the fields allowing open views across the area towards Orchard Park.

The visual sensitivity for this area is assessed as: Medium

14.4 Landscape Value

The landscape is not of the highest scenic quality and is not subject to any planning designations aimed at protecting its character.

The majority of the area is low-lying and is within the flood plain of the River Hull.

Landscape value for this area is assessed as: Low

14.5 Overall Landscape Sensitivity

This open rural landscape between the A1079 and the Orchard Park housing estate is not particularly attractive and therefore in landscape terms does have some potential capacity to accommodate development (subject to flood zone constraints), although significant encroachment into the open landscape could be intrusive.

The overall landscape sensitivity is assessed as: Low

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<thead>
<tr>
<th>Area</th>
<th>Landscape Character Sensitivity</th>
<th>Visual Sensitivity</th>
<th>Landscape Value</th>
<th>Overall Landscape Sensitivity</th>
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<td>14</td>
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SUMMARY

The sensitivity of the landscape around the major Haltemprice settlements of Anlaby, Willerby, Kirk Ella, and Cottingham is summarised below:

<table>
<thead>
<tr>
<th>Area</th>
<th>Landscape Character Sensitivity</th>
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Landscape sensitivity around the edge of the major Haltemprice settlements varies with changes in landform, vegetation cover and land use. The landscape to the west of the A164 Beverley Road lies within the Yorkshire Wolds Important Landscape Area and is considered to be attractive and highly sensitive to new development.

The landscape to the north, part of which is prone to flooding, has a greater diversity of rural and urban land uses and is generally, with the exception of the Cottingham Parks, considered to be less attractive and less sensitive than the open farmland to the west. In particular, the horticultural industry has impacted upon landscape character along with other commercial uses. The integration of this development with the surrounding landscape character has not been as successful as other areas.

Generally, the landscape around Anlaby, Willerby, Kirk Ella, and Cottingham comprises productive farmland, which is generally in good condition; although in terms of scenic value the quality and sensitivity of the landscape is reduced by the proximity of the adjacent urban development that in many areas detracts from the rural qualities of the farmland away from the settlements.

In many areas the quality of the landscape is degraded immediately adjacent to the urban edge and/or the settlement boundary is ill-defined with no transition or visual integration of the development with the rural areas.

There are frequent visual detractors (roads, rail lines and overhead transmission lines) that impact on the rural qualities of the farmlands around the edge of the settlements.

The ‘green open space’ between the Haltemprice settlements provides separation between the towns and Hull and creates a rural backdrop to the houses on the edge of the settlements. In terms of overall landscape character sensitivity, these areas do have some capacity to accommodate development, especially where it infills or reinforces the urban edge, although it is important that development does not result in the coalescence of settlements, which currently have distinct identities.

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

- Grassland East of Swine Bank/Wood Lane (Area 9);
- North Moor (Area 12);
- Dunawell Road, Cottingham To North Hull (Area 10); and
- New Ings between A1079 and the Northern Edge of Hull (Area 14).

It is considered that these areas have the greatest capacity to accommodate new development although there are significant constraints, in Areas 9 and 13 namely ‘Key Open Areas’ designed to prevent the coalescence of settlements and flood risk in Area 14.

General Guidelines

Where development is required to meet strategic objectives or local needs, it is important to consider the height, scale and form of the buildings and integration of these buildings with the landscape context. This is particularly true for housing developments where the requirement to meet housing density targets can often overshadow the respect of a development to its surroundings, resulting in significant impact upon the existing character.

New buildings should reflect those in the locality and follow local building styles. Abrupt edges with little or no vegetation at the urban edge should be discouraged. Where existing vegetation occurs it should be retained and enhanced to create natural, softer boundaries that integrate the development into the surrounding landscape.

Development should take account of, retain and enhance existing landscape features that contribute to character and quality such as hedgerows, trees, landmarks and views.

The integration of development at the urban edge can be helped by using appropriate layout, materials and design in addition to planting of appropriate scale to reflect the potential impact of the development.

Screen planting or sympathetically design low rise development could help soften existing ‘prominent urban edges’.
The setting of ‘sensitive urban edges’ should be protected by retaining the open character of the landscape and maintaining views from the adjacent countryside.

Links between the urban area and countryside are important to maintain and there are several green corridors that extend into the urban area and help to maintain separation between settlements on the west side of Hull.