WITHERNSEA
Assessment of Landscape Sensitivity

Introduction

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

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

Settlement Profile

Withernsea is a traditional seaside resort approximately 23 miles east of Hull. The town grew following the opening of the railway line in 1854 linking it with Hull. Despite the closure of the line in 1964, the town still draws tourist activity and has a considerable commuting role.

The main north-south axis of the town is Queen Street and this is where most of the town’s shops and services are located. In the older part of the town, the street pattern forms a grid network with long terraces of early 20th Century housing. The central area is characterised by higher density developments, whilst newer, lower density suburban developments have taken place to the south and west of the town centre. There is a small industrial estate on Hull Road.

Landscape Sensitivity

The following sections describe the landscape around the periphery of Withernsea in a clockwise direction starting from the East Coast to the south, and finishing at the East Coast to the northeast. The landscape has been divided into a number of discrete landscape areas (numbered 1-8) each displaying a specific set of unique characteristics that have been assessed collectively determine its sensitivity. The areas are located on the accompanying settlement plan (Drawing 12).

Landscape Setting

Withernsea is located on the East Coast within the Holderness (NCA 40) National Character Area identified by Natural England. The landscape surrounding the town of Withernsea is influenced by a variety of landscape characteristics that fall within two landscape character types (East Riding Landscape Character Assessment 2005):

- Landscape Character Type 10 – Open Farmland; and
- Landscape Character Type 20 – Coastal Farmland.
1.0 AREA 1 – SOUTH OF WITHERNSEA; EAST COAST TO WITHERNSEA ROAD

1.1 Introduction

Area 1 is bordered to the east by undeveloped coastline, to the west by Withernsea Road, to the north by holiday caravans and chalets, and to the south by open agricultural fields and scattered farmsteads.

The area is located within Landscape Character Area 20A – Withernsea to Spurn Coast.

There are no significant attractive or distinctive features within this area. The coastline of boulder clay cliffs provides the main interest. The abundance of caravans and holiday chalets along the southern edge of Withernsea is a detractor within this area, although hedgerows associated with field boundaries act as a partial screen.

The generally flat landform rises gently south towards Valley Farm and the village of Hollym. The urban edge and roof line of housing within Hollym are visible on the skyline.

1.2 Landscape Character Sensitivity

The eastern boundary has the characteristic of undeveloped coastline comprising boulder clay cliffs that drop into the North Sea. A path runs along the top of the cliff providing for access for visitors and locals.

The rectilinear pattern of the large agricultural fields is defined by well maintained but fragmented hedgerows. Boundary hedges form a buffer between the agricultural farmland and the characteristic holiday chalets which are characteristic of the area. The hedgerows provide some screening of the chalets, reducing the negative impact of the development upon the landscape.

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

1.3 Visual Sensitivity

Due to the openness of the landscape and the lack of extensive tree cover and hedgerows, many houses, caravans and chalets have unrestricted views across the open space and the wider countryside to the south. Residential properties along the A1033 to the north of Hollym are afforded views across this open landscape and across to holiday caravans and chalets situated to the south of Withernsea.

There are also several visual detractors in this area that mainly include the holiday caravans and chalets to the south of Withernsea.

The visual sensitivity for this area is assessed as: High

1.4 Landscape Value

The area is not subject to any landscape designations, although it does have some recreational value for walkers along the East Coast footpath.

The landscape value is also increased by the rural character, openness and visibility from the wider landscape and residential properties, holiday caravans and chalets. The landscape provides a locally important open rural backdrop to the south of Withernsea, and creates a rural gateway into the settlement, separating it from the adjacent urban area of Hollym and avoiding an urban sprawl effect.

The landscape value of this area is assessed as: Low

1.5 Overall Landscape Sensitivity

The landscape does not contribute or enhance the natural landscape; however, it does provide a valuable function as a rural gateway and it enhances the approach to Withernsea from the south. It also has some value as recreational facility for walkers along the East Coast footpath.

The openness of the landscape and the lack of tree cover mean that new development in the area is likely to be highly visible. Any new development along the coast would impact upon the open rural character of the area and any further development would potentially encourage urban sprawl. The cumulative impact of this may result in the joining of Withernsea and Hollym.

The overall landscape sensitivity is assessed as: Medium

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<th>Area 1 – South of Withernsea; East Coast to Withernsea Road</th>
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2.0 AREA 2 – SOUTH OF WITHERNSEA; WITHERNSEA ROAD TO DISMANTLED RAILWAY LINE

2.1 Introduction

Area 2 is bordered to the east by Withernsea Road and Holym Road, to the south by open agricultural land, to the west by the dismantled railway line, and to the north by Withernsea Golf Course and residential properties along Chestnut Avenue.

This area is within the transition between Landscape Character Area 19E, Brunswick to Withernsea Farmland and Landscape Character Area 20A, Withernsea to Spurn Coast.

2.2 Landscape Character Sensitivity

The large fields in this area differ from the rectilinear field patterns to the east in that parts of the fields have been defined by small, gently meandering watercourses that serve to drain the land. The hedgerows that follow these watercourses are fragmented, but to a lesser extent than in Area 1. The watercourses within the area have been improved along their natural course and are therefore of limited ecological value. Small pools and ponds are characteristic of the boulder clay geology.

A caravan park lies to the eastern area boundary, which consists of static caravans and circulation infrastructure. The caravan park projects out from the southern extent of the ribbon development along Holym Road. This southern area also includes shelterbelt planting, which although gappy, provides a visual screen to the caravan park.

The landform is predominantly flat with the land rising gently towards Holym, which is visible from this area.

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

2.3 Visual Sensitivity

Residential properties along the north-eastern boundary of the area are afforded clear views from rear windows into the area. Also, the small linear development of residential properties between Withernsea and Holym, along the eastern edge of the area, has clear views across the area looking to the northwest.

The location of the caravan park interrupts views of the characteristic linear development to the south of Withernsea and serves as a visual detractor even though shelterbelt planting screens significant sections of this tourism development.

Ot Nicholas’ church is also clearly visible from this south-western approach to Withernsea and provides a recognisable landmark associated with the cultural heritage of the area.

The visual sensitivity for this area is assessed as: High

2.4 Landscape Value

The area is not subject to any landscape designations. The landscape value is, however, increased by the rural character, openness and visibility from the wider landscape and residential properties, holiday caravans and chalets. It provides a locally important open rural backdrop to the southwest of Withernsea, and creates a rural gateway into the settlement. This is a locally important area of rural green space around the southwest of Withernsea, and aids avoidance of an urban sprawl effect.

The landscape value of this area is assessed as: Low

2.5 Overall Landscape Sensitivity

There are no notable attractive or distinctive features that contribute to the landscape character other than the visually prominent church tower and the generic features associated with the landscape character type; however, the meandering watercourses and several pools provide variety and interest in the otherwise rectilinear landscape.

The landscape in this area plays a locally important role in providing the setting for the southern approach to the town. The fields immediately to the south are already influenced by holiday chalet and caravan site development. Change of use of these areas to residential or commercial would further impact on character, introducing permanent built structures of different style and scale. This would increase the influence of urban characteristics in this relatively open landscape.

The church is one of the few landmark features in the area and views of the church tower are important to the southern approach. New development may impact on these views.

The overall landscape sensitivity is assessed as: Medium

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<th>Area 2 – South of Withernsea; Withernsea Road to Dismantled Railway Line</th>
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3.0 **AREA 3 – SOUTHWEST OF WITHERNSEA; WITHERNSEA GOLF CLUB**

3.1 **Introduction**

Area 3 is coincidental with the boundaries of Withernsea Golf Club, which is bordered to the south and southeast by open agricultural land, to the west by a dismantled railway and to the northeast by residential housing.

This area is located in the transitional area between Landscape Character Area 19E, Brunswick to Withernsea Farmland and Landscape Character Area 20A, Withernsea to Spurn Coast.

3.2 **Landscape Character Sensitivity**

The golf course is a largely 'manmade' landscape and the majority of the tree cover is not representative of the native indigenous vegetation. However, the course itself is considered reasonably attractive and provides a green backdrop to the urban edge of Withernsea. The landscape is generally well maintained and is in good condition.

The golf course makes use of several of the generic features such as drainage ditches and pools of water and has also retained several hedgerow trees that are becoming established as small groups of trees. The security fencing surrounding the golf course is uncharacteristic of the area; however, its colour does partially integrate it with the surrounding landscape and the former hedgerow has been retained along the majority of this boundary.

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

3.3 **Visual Sensitivity**

The golf course with its associated tree and hedgerow planting provides a visual barrier between the open agricultural land to the south and west, and the residential areas of Withernsea to the northeast.

There are clear views of Withernsea lighthouse from this area.

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

3.4 **Landscape Value**

The area occupied by the golf course is an important open space and a valuable recreational resource.

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

3.5 **Overall Landscape Sensitivity**

The landscape does not contribute or enhance the natural landscape; however, it is well maintained, aesthetically pleasing, and therefore of value. The golf course is a pleasant area for recreation and provides a transition between urban and rural activities. Although it lacks distinctive characteristics, it retains generic characteristics and the designed aspects are not significant visual detractors.

The golf course is valued locally as recreational facility and change of use in this area for either tourism or residential and commercial development would impact upon the character of the setting of Withernsea.

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

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<th>Area 3 – Southwest of Withernsea; Withernsea Golf Club</th>
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4.0 AREA 4 – SOUTHWEST OF WITHERNSEA; RYECROFT DRIVE TO DISMANTLED RAILWAY LINE

4.1 Introduction

Area 4 is located in the transitional area between Landscape Character Area 19E, Brunswick to Withernsea Farmland and Landscape Character Area 20A, Withernsea to Spurn Coast.

The area is located to the north of Withernsea Golf Course, between residential properties to the east and the disused railway line to the west. The land in this area suffers from a lack of management and has a neglected appearance that is unusual for the character type. The topography within this area is influenced by human activity; namely the tipping of inert material formed from the construction and expansion of the neighbouring housing estate.

4.2 Landscape Character Sensitivity

The area has the characteristics of a developed urban fringe and this is reinforced through the trampled pathways connecting to the residential areas within the southern section of this area.

The neglect of this area has resulted in an area of scrub land with little aesthetic or ecological value.

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

4.3 Visual Sensitivity

While the area is relatively open, there are few views into it due to an undulating topography and vegetation associated with the golf club and disused railway line.

There are clear views of Withernsea lighthouse from this area.

The visual sensitivity for this area is assessed as: Low

4.4 Landscape Value

The neglect in this area has resulted in an area of scrub land with little aesthetic or ecological value.

The area is not subject to any landscape designations; however, it is of value to the surrounding community as an area for informal recreation. This is evident from the numerous trampled pathways, several of which tie in with the dismantled railway line.

Landscape value for this area is assessed as: Medium

4.5 Overall Landscape Sensitivity

This landscape has generally been neglected and has little aesthetic or ecological value, and therefore does not contribute or enhance the natural landscape. However, it does provide a valuable function to the surrounding local community as an area for informal recreation.

Development in this area would not result in the loss of characteristic features and may offer the opportunity to enhance the setting of the town such as reinforcing planting along the disused railway line, maintenance of footpath links to the countryside, structure planting within the proposed development area, appropriate building design and layout, and enhancement of views of the lighthouse.

The overall landscape sensitivity is assessed as: Low

| Area 4 – Southwest of Withernsea; Ryecroft Drive to Dismantled Railway Line |
|-----------------------------|----------------|----------------|----------------|----------------|
| Area                        | Landscape Character Sensitivity | Visual Sensitivity | Landscape Value | Overall Landscape Sensitivity |
| 4                           | Low              | Low             | Medium         | Low            |
5.0 AREA 5 – SOUTHWEST OF WITHERNSEA; PARK AVENUE TO HULL ROAD

5.1 Introduction

Area 5 is located within an area known as Owthorne Grange and is bound to the north by Hull Road, by residential properties to the northeast and west, and into open agricultural land to the southwest.

The area lies within Character Type Area 19E, Brunswick to Withernsea Farmland, and comprises allotments and a children’s play area to the south, and playing fields to the north. The disused railway line runs through the area, terminating at the eastern boundary, connecting into Station Road and subsequently the adjacent urban area.

5.2 Landscape Character Sensitivity

The area is characterised by residential development, allotments and playing fields with hedgerow field boundaries between urban and rural areas. The housing estate to the northeast is partially screened by shelterbelt and hedgerow planting; however, this boundary vegetation is sparse, affording views of the properties.

The area has the characteristics of a developed urban fringe and this is reinforced through the allotment gardens, children's play area, playing fields and the trampled pathways connecting to the residential areas to the east.

The area is generally well maintained, particularly around the children's play area, resulting in some aesthetic value; however, this could be improved with further planting and maintenance.

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

5.3 Visual Sensitivity

The area is generally well screened from views by local topography. Intermittent views of the urban edge as a result of landform, vegetation and land use help to reduce the apparent scale of urban development. As a result, the urban edge is reasonably well integrated with the surrounding landscape.

From Hull Road, the lighthouse is clearly visible and is a distinctive landmark on this important approach to Withernsea.

The visual sensitivity for this area is assessed as: Medium

5.4 Landscape Value

Area 5 is an important open space comprising sports pitches, allotments, play areas and dismantled railway, play area and northern playing fields which are valuable recreational/community resources.

Landscape value for this area is assessed as: High

5.5 Overall Landscape Sensitivity

This landscape provides an important recreational and amenity resource for the surrounding local community. The landform, vegetation and land use, helps to reduce the apparent scale of the urban development of Withernsea and helps to integrate it with the surrounding landscape.

The area is a valuable community facility which does not have any capacity to accommodate development that would result in the loss or reduction in the community resource.

The overall landscape sensitivity is assessed as: Medium

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<th>Area 5 – Southwest of Withernsea; Park Avenue To Hull Road</th>
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6.0 AREA 6 – SOUTHWEST OF WITHERNSEA; BEACONSFIELD TO HULL ROAD

6.1 Introduction

Area 6 is bounded to the north by Hull Road, by residential properties to the northeast, by the dismantled railway and allotment gardens to the southeast, and stretches out into open agricultural land to the southwest.

The area lies within Character Type Area 19E, Brunswick to Withernsea Farmland. Characteristics of the area include gently undulating to flat open farmland landscape with few trees. Field boundaries consist of hedgerows in varying condition.

6.2 Landscape Character Sensitivity

Large arable fields dominate the landscape on the western side of Withernsea. The agricultural land use with sparse boundary vegetation affords unrestricted views over the area from residential properties along Carrs Meadow. Shelterbelt and hedgerows located around residential properties to the west of Withernsea, along the B1362 Hull Road, effectively screen these properties.

The urban edge in this area is characterised by residential development with hedgerow field boundaries between urban and rural areas. The housing estate to the northeast of the area is partially screened by shelterbelt and hedgerow planting; however, this boundary vegetation is sparse, affording views of the properties.

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

6.3 Visual Sensitivity

The flat open landscape is visually exposed to road users (B1362 Hull Road) and to residents on the western edge of Withernsea.

The nature of the local topography both screens and reveals sections of the urban edge giving it the appearance of a small, linear settlement. The properties on Owthorpe Grange and Carrs Meadow form a ‘prominent urban edge’ which detracts from the rural character of the open farmland.

Views from within the area to the southeast are screened by vegetation associated with the dismantled railway line and local topography.

From Hull Road, the lighthouse is clearly visible and is a distinctive landmark on this important approach to Withernsea. Views of this landscape feature are framed by the street trees leading into the town.

Views of the lighthouse along Hull Road contribute to the quality of the landscape in this area, as do open views that reveal the linear edge of the town and extensive views towards Hollym.

The visual sensitivity for this area is assessed as: High

6.4 Landscape Value

The area is not subject to any landscape designations. However, it is valuable as a buffer between the urban edge and the rural landscape. A combination of landform, vegetation helps integrate the built form with the farmland.

Landscape value for this area is assessed as: Low

6.5 Overall Landscape Sensitivity

The area is visually exposed. Any new development on the open farmland would change the appearance and rural characteristics of the landscape. However, the area does have some capacity to accommodate development towards the edge of Withernsea, especially if it enhances or softens the ‘prominent urban edge’.

Any development should respect and enhance the existing views from Hull Road towards the lighthouse and should be confined to the edge of Withernsea.

The overall landscape sensitivity is assessed as: Medium

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7.0 AREA 7 – WEST/NORTHWEST OF WITHERNSEA; HULL ROAD TO WAXHOLME ROAD

7.1 Introduction

Area 7 is bound to the south by Hull Road, to the east by industrial units, Withernsea Sands Holiday Park and Withernsea High School, to the north by Northfield House and Waxholme Road, and to the west by open agricultural land.

This area lies within both Landscape Character Area 19E, Brunswick to Withernsea Farmland and Landscape Character Area 20A, Withernsea to Spurn Coast.

7.2 Landscape Character Sensitivity

The area is characterised by rectilinear field patterns that are defined by fragmented, gappy and severely clipped hedgerows. The large agricultural fields gently rise to the north where the area is bound by Waxholme Road.

Withernsea Sands Holiday Park, a large caravan park, lies along the north-eastern edge of this area and is a characteristic feature of Withernsea. The boundary to Withernsea Sands Holiday Park is defined by hedgerows that have been allowed to develop into small trees and shelterbelt, serving to screen the temporary buildings from views from Hull Road. The agricultural field boundaries within this park are still visible and have noticeably informed the layout of the complex.

To the east of the holiday village, residential properties follow the linear form that is characteristic of coastal settlements. This characteristic is reciprocated by the surrounding village of Rimswell, visible to the west.

Withernsea High School and its associated playing fields look out past the industrial estate adjacent to Hull Road, which is only partially screened by shelterbelt planting. The large industrial buildings are clearly visible on the approach to Withernsea.

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

7.3 Visual Sensitivity

The local topography that runs from Stock Bridge to Foothead Garth restricts views of the area.

The caravan site and boundary vegetation define the entrance to Withernsea. Some mature trees are situated in and around properties to the south of Waxholme Road, and filter views of uncharacteristic buildings along this important gateway to Withernsea.

There are also important views of the lighthouses from this area that contribute to local distinctiveness.

The visual sensitivity for this area is assessed as: Medium

7.4 Landscape Value

The area is not subject to any landscape designations; however, it does have some value as an open rural backdrop to the northeast of Withernsea.

Landscape value for this area is assessed as: Low

7.5 Overall Landscape Sensitivity

Industrial and commercial use on the edge of settlements in rural areas can detrimentally impact on the setting of towns and villages. In the case of Withernsea, this type of development is not a common feature on the urban edge. The landscape does have some capacity to accommodate development including further industrial development to the north of the existing industrial estate without further impacting upon the setting of Withernsea, subject to the provision of adequate screen planting.

The open fields and boundary vegetation are pleasant characteristics without being of significant merit or value. The large scale industrial units clash with the scale and form of the residential properties in the area and also detract from the qualities of the tree avenue approach to Withernsea and the quality of the views of the lighthouse.

The overall landscape sensitivity is assessed as: Medium

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<th>Area 7 – West/Northwest of Withernsea; Hull Road to Waxholme Road</th>
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9.0  AREA 8 – NORTH OF WITHERNSEA; WAXHOLME ROAD TO EAST COAST

8.1  Introduction

Area 8 is bound to the south by Waxholme Road, to the east by undeveloped coastline, and to the northwest by the hamlet of Waxholme.

The area is located within Landscape Character Area 20E, Hornsea to Withernsea Coast.

The eastern boundary has the characteristic of undeveloped coastline comprising boulder clay cliffs that drop into the North Sea. A pathway runs along the top of the area known as North Cliff, which links with the north promenade.

8.2  Landscape Character Sensitivity

The rectilinear field patterns of the large agricultural fields are defined by fragmented hedgerows that have been allowed to develop in height and, as a result, have several groups of small trees within them. This is an open landscape with views of the North Sea.

Although gappy and fragmented, this natural vegetation screens the disused caravan park and leads the eye to views of the lighthouse, although as Withernsea is approached, these views become restricted by large, generally poor quality buildings that mark the gateway to the town.

There are no distinctive landscape features that contribute to the character of the area other than the boulder clay cliffs that overlook the North Sea.

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

8.3  Visual Sensitivity

The approach to Withernsea along Waxholme Road enjoys views of the lighthouse; however, these views are limited upon entering this area, where caravans and uncharacteristic buildings detract from the previously mentioned qualities.

The visual sensitivity for this area is assessed as: Medium

8.4  Landscape Value

The southern part of the area is important open space that provides a pleasant recreational area for the local community and visitors.

The disused caravan park is a detractor of the area with previously used buildings now being derelict and in poor repair. The agricultural land to the north does have some value as an open rural backdrop to the northeast of Withernsea.

The landscape value for this area is assessed as: Medium

8.5  Overall Landscape Sensitivity

There are no distinctive landscape features that contribute to the character of the area other than the boulder clay cliffs that overlook the North Sea.

The area to the south has value as a recreational facility for visitors and the local community. The disused caravan park is a visual detractor in the area, and would benefit from redevelopment.

Overall landscape sensitivity is considered to be: Medium

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<th>Area 8 – North of Withernsea; Waxholme Road to East Coast</th>
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 SUMMARY

The sensitivity of the landscape around Withernsea is summarised below:

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<tr>
<th>Area</th>
<th>Landscape Character Sensitivity</th>
<th>Visual Sensitivity</th>
<th>Landscape Value</th>
<th>Overall Landscape Sensitivity</th>
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The sensitivity of the landscape surrounding Withernsea varies with changes in landform, vegetation cover and land use around the edge of the settlement. The quality of the surrounding landscape is predominantly medium, however there is an area of higher quality to the southwest of Withernsea; Park Avenue to Hull Road. This area is in close proximity to the existing urban edge, is designated Open Space, and provides a valuable community facility for recreation and amenity. The sensitivity of this area is considered to be high.

The land between adjacent settlements, in particular Hollym and Withernsea, whilst not being of the highest quality, is important in preventing coalescence between the settlements and the sprawl of caravan parks.

There are opportunities for the expansion of the town but, due in part to its location on the coast limiting development to the coast; those must consider views from residential properties, and views to the important lighthouse landmark.

General Guidelines

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

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

Native species found in the area include gorse, hawthorn and blackthorn bushes, oak, ash, field maple, beech and birch trees. Non-native trees found in the area include pine and sycamore.

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

Views of Withernsea Lighthouse and St. Nicholas' Church should be protected and enhanced.

Views of the sea are restricted due to landform, vegetation and built development. However, where they are present, views of the sea are important to retain as they contribute to the character of the resort. This is particularly true of views from the town, and these sea views should be actively encouraged and promoted.
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Legend

Landscape Sensitivity
- Very High
- High
- Medium
- Low
- Very Low

Boundary between Surveyed Areas

For Methodology to assess Landscape Sensitivity refer to Appendix A of the Selected Settlement Report.

Landscape Features & Characteristics

- Areas of Important Vegetation
- Culturally Important Landmarks / Focal Points
- Sensitive Urban Edge
- Prominent Urban Edge
- Landscape Destinations
- Main Rivers
- Water Course
- Key Views

Landscape Designations

- Scheduled Monuments
- Conservation Areas
- Statutory Wildlife Designations / Local Wildlife Sites
- Open Space
- Important Landscape Area Boundary (LA - Yorkshire Wildlife Trust)

Withernsea detailed area assessments

Areas 1-8 indicate Withernsea detailed area assessments. Refer to Withernsea Assessment Text.