

Yorkshire Wolds AONB Designation Project Boundary Assessment



Updated Report Post Consultation
November 2025

Yorkshire Wolds Area of Outstanding Natural Beauty Designation Project

Boundary Assessment

Prepared for Natural England

By

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In association with Resources for Change
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Preface

This report has been updated to take account of changes to the proposed boundary as a result of Statutory and Public Consultation.

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Maps 1 to 15 referred to in this report are provided separately.

1.0 Introduction

1.1 Scope of Work

1.1.1 This report sets out the approach used to define boundaries for the proposed boundary to the Yorkshire Wolds Area of Outstanding Natural Beauty (AONB). It provides an Index Map and detailed boundary maps at 1:25,000 (Maps 1 - 15) for each of the boundary sections. These maps are accompanied by tables which provide a boundary description and justification for the proposed boundary for each section. Due to large file sizes, the maps have not been included with the text of the report and are provided separately.

1.2 Format of the Report

1.2.1 The report is divided into three sections:

- Firstly, an outline of the method used to develop and define boundaries for statutory consultation (Section 2.0).
- Secondly, a summary of the practical application of boundary setting considerations in the Yorkshire Wolds (Section 3.0)
- Thirdly, boundary description and justification tables for the proposed boundary sections (Section 4.0). These should be read in conjunction with the Index Map and relevant detailed boundary maps.

1.3 Recommendations

1.3.1 The proposed boundary, set out in this report, defines the extent of land considered suitable for designation as the Yorkshire Wolds AONB. It comprises an inland and a coastal area, with a combined extent of 465 sq km.

2.0 Method

2.1 Natural England Guidance on Assessing Landscapes for Designation

2.1.1 The boundary setting work was undertaken based on the Boundary Setting Considerations set out in Appendix 4 of the Natural England Guidance for Assessing Landscapes for Designation as National Park or AONB¹ (extract attached as Appendix 1 for convenience and hereafter referred to as ‘the Guidance’) and other principles set out within the body of the Guidance. It also took account of precedent set out in landscape designation decisions by the Secretary of State and Planning Inspectors’ reports regarding past landscape designation projects, where relevant. In addition, boundary mapping conventions applied by both Ordnance Survey² and by Natural England during past landscape designation projects, were also taken into consideration.

2.2 Approach

2.2.1 Evidence collated during the natural beauty assessment for each of the Evaluation Areas and the results of the desirability assessment were re-considered. Further deskwork and fieldwork were undertaken, and boundary options were developed based on the proposed Candidate Area (see Figure 10 of the natural beauty assessment).

2.2.2 Information on development allocations from local plan documents, as well as information provided by relevant authorities on existing permissions for housing and industrial developments, or minerals and waste, were reviewed and taken into account. Application searches were undertaken in the summer 2023 and were correct at the time of writing. The considerable amount of data collected both in the GIS database and through a range of other sources during the natural beauty assessment phase of this project (such as Google satellite imagery), was also used to inform decision making in relation to the proposed boundary. In particular, information on designations and other features of interest close to the proposed boundary lines, as well as information on landscape character were referred to.

2.2.3 A range of draft boundary options were plotted on 1:25,000 OS base maps. Various boundary options were then considered in the field, with a focus on areas where particular issues had been highlighted during the natural beauty evaluation. Judgement was used as part of an iterative process which led to a preferred boundary line.

2.2.4 Where visual and / or physical access to the boundary line was possible, it was checked in the field. Where this was not possible, aerial and satellite photography was used to assist decision making. Many places in the proposed area for designation were visited more than once.

¹ Guidance for Assessing Landscapes for Designation as National Park or Area of Outstanding Natural Beauty in England, Natural England, updated June 2021.

² An Illustrated Guide to Boundary Making, Ordnance Survey, 1986.

2.2.5 Additional boundary considerations were used in conjunction with the Natural England Guidance where applicable (as noted in para 2.1.1 above) and include:

- 1) Where the boundary follows a minor quiet rural lane or track, which may be used for recreation, it has been included and is usually mapped to the edge of the metalled highway. Where Rights of Way exist alongside a proposed boundary they are normally included. Where a boundary line follows a more major road it is excluded. Where boundaries follow a railway, they follow the railway property boundary fence and not the railway track itself. Embankments of roads and railways are also excluded, except where they contribute to the natural beauty of an area.
- 2) Where a watercourse is small, such as a brook, it can be used as the boundary. There is a presumption in law that a boundary fixed to a watercourse, changes with the natural and gradual changes in the position of the watercourse unless there is a sudden change of course due to flooding, in which case the boundary remains as originally determined. The Ordnance Survey boundary making convention is that when such features are used as boundary features, they should be marked 'for the time being' on each occasion that they are used in the boundary description in order to denote the fact that the boundary line will change with future changes in the position of the feature. This convention has not been followed in the boundary descriptions for this project, as it was felt to make them difficult to follow in places. For clarity, the presumption that they will move with any future change in their position is stated here instead.
- 3) Features which are not classed as ground features (such as viaducts, flyovers, piers or overhead gantries) are not considered suitable for use as boundary features by Ordnance Survey. Where these coincide with the line of a proposed boundary, a straight line between two alternative ground features or an administrative boundary should be used to determine the boundary line instead.
- 4) Where no clear features exist on the ground, (for example where a boundary crosses a road), it is acceptable to draw a boundary in a straight line from point to point where the end points are clearly identifiable features on the ground.

2.2.6 Following Statutory and Public Consultation the boundary was reviewed and a number of small refinements to the boundary were made. This report details the final boundary, including these minor changes, which will go forward to the Notice Period.

3.0 Practical Application in the Yorkshire Wolds

3.1 Rationale for Boundary

3.1.1 This section addresses the boundary rationale for the proposed Yorkshire Wolds Area of Outstanding Natural Beauty (AONB). Based on the findings of the Natural Beauty assessment (which defined a Candidate Area) and the findings of the Desirability assessment, the proposed boundary has been divided into twelve sections. These sections reflect lengths of boundary where there are similar issues. The sections are as follows:

Boundary Section Name	Relevant Map(s)
Section A: Sutton Wold to A64 Knapton	1 and 2
Section B: A64 Knapton to A1039 Flixton	2, 3 and 4
Section C: A1039 Flixton to North Cotes Road	4
Section D: North Cotes Road to B1253	5 and 6
Section E: B1253 to Syke's Monument	7
Section F: Syke's Monument to Foxcovert Farm	8 and 9
Section G: Foxcovert Farm to A614	9 and 10a
Section H: A614 to Intake Hill	10a
Section I: Intake Hill to A166 Garrowby Street	10a, 11a and 12
Section J: A166 Garrowby Street to Sutton Wold	12 and 13
Section K: Cat Nab to Dykes Plantation	14a
Section L: Dykes Plantation to Cat Nab	15

3.1.2 As noted in the Natural Beauty Assessment, not all land which falls within the Candidate Area meets the natural beauty criterion to the same degree. Variations which occur as a result of transitional landscape or fragmentation for example, are noted in the detailed natural beauty assessment tables and are also relevant when defining a boundary.

3.1.3 Justification Tables have been prepared in relation to each proposed boundary section. The tables in Section 4 of this report describe the proposed boundary and appear in the order shown above (Para 3.1.1). The boundary Justification Tables should be read in association with the boundary maps (provided separately). The overall extent covered by the proposed boundary and the layout of the individual boundary maps can be found on the Index Map. The relevant map reference numbers can be found at the top of each boundary section justification table. The relevant Evaluation Area, as defined in the natural beauty assessment, is also provided for ease of cross reference to earlier evaluation work.

3.1.4 Each Justification Table starts with a description of the proposed boundary line. The description for each of the boundary sections proceed sequentially, starting from south of Malton. Sections A to J relate to the boundary for the Inland Area of the Wolds while Sections K and L relate to the Coastal Area. To improve the legibility of the tables, the word 'proposed' has been omitted from the text in the Justification Tables other than in the titles. All mention of 'the boundary' in the tables should be read as 'the proposed

boundary' at this stage.

- 3.1.5 The description of the proposed boundary is followed by a discussion of how issues identified in the natural beauty Evaluation Tables have been addressed. Comments are then provided on how the Boundary Setting Considerations set out in the Guidance and elsewhere have been applied.

4.0 Boundary Justification Tables

4.1 Proposed Boundary Section A: Sutton Wold to A64 Knapton

Maps 1 and 2 Evaluation Areas 1 and 3
<p><u>Boundary Description:</u></p> <p>The boundary leaves the Welham Hill road at grid reference SE 78907 68804 and heads east along the south side of a small woodland copse plantation. It then continues along a gappy hedgerow boundary until it reaches Langton Parish Boundary. From here, it turns south, following the Parish boundary along a hedgerow, before turning east along another gappy hedgerow as far as Green Plantation. At Green Plantation, the boundary crosses a farm track and adopts the southern boundary of another track heading east along the northern boundary of Green Plantation, then turning north, before turning east again and then south along a hedgerow as far as a plantation west of West Wold Farm. Here the boundary follows the western edge of a bridleway and then turns east along the northern edge of the plantation, then south along the outer eastern edge of the plantation, before adopting the hedge back to West Wold Farm access track. It turns east along the northern side of the track to Langton Road.</p> <p>On reaching Langton Road the boundary crosses the road and turns northwest along the eastern side of the road before turning northeast along a hedgerow to the north of the gallops and training ground. It then turns northwest along the Settrington Parish Boundary, following a hedgerow as far as Gallows Hill, and then turns northeast, continuing along the eastern edge of woodland and a further hedgerow heading northeast to Beverley Road. It crosses the road at right angles and continues along a hedgerow/parish boundary until Westfield Pig Farm and then northeast along a hedgerow, to the northern edge of Brough Hill Plantation. It continues around the northern and northeast edge of the plantation and then continues east along a hedgerow to join with Langton Lane. Here it adopts the western side of the track for a short distance before crossing the track and continuing along a hedgerow in an easterly direction and then turns north along the western side of a plantation, to intersect with a rural lane (excluding the Sparrow Hall Quarry from the proposed designation). On reaching the lane it crosses it at right angles and turns west along its northern side to the junction with Scarlet Balk Lane. Here it changes direction, heading north along the western side of the lane. Before the lane bends round to the northeast, the boundary turns west along a hedgerow and then north, before crossing the Centenary Way track. From here it turns east along the northern side of the track and then north, east and north along hedgerows.</p> <p>On reaching Clough Drain the boundary adopts a hedgerow to the south of the ditch turning east and then north along Settrington Beck for a short distance before adopting another hedgerow heading east to Forkers Lane.</p> <p>The boundary then turns north, continuing along the western and northern edge of Forkers Lane to the edge of Scagglethorpe where it turns east following a hedgerow boundary and then north along another hedgerow boundary at the foot of the scarp (excluding the village of Scagglethorpe from the proposed AONB - see below). At Manor Farm the boundary adopts a post and wire fence continuing northwards as far as a woodland belt. It follows the western edge of the woodland and then adopts the Thorpe Bassett Parish Boundary which follows a</p>

hedgerow around the base of the scarp slope and to the south of Rillington Fields. It then turns southeast along the eastern side of a tree belt and intersects with an access road to Bassett House. It continues eastwards along the northern side of the access road to meet The Outgang. Here the boundary turns south along the western side of the road for a short distance, crosses the road and then adopts a hedgerow northwest, then northeast around the northern boundary of Beech Tree Farm. From here it adopts the course of Rillington Beck and heads southeast as far as Walnut Tree Farm, where it adopts the eastern side of the farm track and then the eastern side of The Outgang, continuing in a southeasterly direction. Upon reaching the junction with a track and public right of way, the boundary heads east along the northern side of the track. Beyond the pond it crosses the footpath and follows a hedgerow continuing in an easterly direction to intersect with Keld Lane.

At Keld Lane the boundary crosses the road and turns north along a hedgerow and then the western edge of the Winteringham Marsh SSSI. Where this intersects with Winteringham Beck, it crosses the beck, and heads northeast until it reaches the eastern edge of the woodland. From here it continues northwards along the northeastern edge of woodland and then turns east along a hedgerow to Sandy Lane. It crosses the lane and changes direction heading southeast along the eastern side of the lane before adopting a hedgerow which takes it northeast up the scarp slopes. On reaching the public right of way and track it adopts the northern boundary of the track heading east and then a hedgerow heading northeast. It then follows the northern boundary of Knapton Plantation in a generally northeast direction. It zigzags around the plantation before adopting a hedgerow heading north to the A64.

Boundary Considerations:

Issues Influencing the Boundary Line

The following issues have been influential in determining the boundary in this section:

The distinctive ridges and hills which mark the edge of the wolds landscape

Linear east-west hills and ridges are distinctive topographic features which mark the edge of the wolds landscape and provide a sense of arrival, and separation from settlement at Malton and Norton. These hills and ridgelines are also important in longer views from within the proposed AONB designation. Care has been taken to include those hills which contribute to the scenic qualities and natural beauty of the area including Welham Hill, the ridge north of Langton, Gallows Hill, Doodale Hill and Brough Hill but excludes those ridge slopes that are affected by the proximity to Norton and Malton, where landscape quality is declining.

In the area of Langton Wold and Doodale Hill, consideration was also given to the effects of the equestrian training ground and gallops to the south. The Natural Beauty Assessment highlighted this area as transitional, as a result of the training grounds, paddocks and associated infrastructure. Further scrutiny was given to this issue at the boundary setting stage along with the importance of topographic features and areas of woodland which positively contribute to the sinuous flow of landform and natural beauty of the area. On balance it was considered that the gallops on Langton Wold were not visually significant in the wider landscape to the south (the central part of the gallops remaining in active agriculture), and that the flowing landform and distinctive wooded slopes remained prominent. A boundary was therefore drawn to include these prominent slopes and woodlands. The boundary was drawn to follow clear features on the ground and excluded the more intensive equestrian activity associated with Highfield House and Highfield Farm, further to the north, where landform is dropping away towards Malton.

The effect of quarry sites on the edge of the area

There are a number of current quarry sites which lie on the margins of the qualifying area. Three quarry sites have been considered in detail including Whitewall Quarry, the former quarry at Settrington and the former gravel pit and now waste management site at Knapton.

Whitewall Quarry is a limestone quarry off Welham Hill and is active and associated with a recent planning application for an extension to the south for the purpose of recycling of inert waste and is an allocated site in the Minerals and Waste Joint Plan (2022). This quarry sits on the northern side of Sutton Wold and faces towards Malton and Norton. The natural beauty assessment noted that the landscape in this area was transitional and declining in its quality and scenic patterns. This area has also experienced some field boundary loss, pony paddocks (including subdivision of fields and associated infrastructure with horse racing) and conversion of parkland associated with Welham Park to a golf course. On the basis of the current active nature of the quarry, evidence of aggregate storage, its location within a transitional landscape which relates more to Malton and Norton, and the current application, the boundary has been drawn further to the south at the higher end of the transition and including the distinctive ridge of Sutton Wold where it offers views southwards into the Yorkshire Wolds. The boundary has been drawn just to the south of the summit of the ridge where it can follow a clear feature on the ground.

The Settrington Quarry site is an active site for the extraction of Jurassic limestone and is an allocated site in the Minerals and Waste Joint Plan (2022). It includes a proposed extension to the existing quarry to the south and the importation of soil for use in restoration. This site is currently not visible from the wider landscape given its low elevation and existing surrounding vegetation; however, it is evident on the lane at the site access where metal railings, signs and views into the site adversely affect the rural character of the lane. Given the peripheral location of this site, a boundary has been defined which excludes it from the proposed AONB designation.

The **Knapton Waste Management Site** is a former gravel extraction site which is now a landfill site and used for waste management. A further application for a Green Energy Facility was approved in 2017. The site is associated with a Landscape Management Plan and Biodiversity Enhancement Plan, and there is evidence of the site having been partially restored since quarrying activity. Nevertheless, the site sits within an area of landscape which is noted as having a declining landscape quality and scenic quality. This arises as a result of the changing orientation of the scarp slopes which turn southwards towards Wintringham. Here the open slopes of the scarp are gentler and less defined and have an open character which is intensively farmed for crop production. Furthermore, the vegetation pattern comprising conifer plantation at Sands Wood on the lower slopes and linear shelterbelt plantations which extend up the slopes, alter landscape patterns and contribute to the declining quality and condition of this part of the scarp. The former quarry sits within this transitional landscape. On balance therefore, given the future use of the site and its position in the landscape, the proposed boundary has been pulled back to the upper slopes of the scarp in order to exclude lesser quality land, which includes the former quarry site, even though this excludes part of the northern scarp face.

The Potential for Application of Wash-over South of Scampston Park and Knapton Park

The landscape north of Thorpe Bassett and surrounding Scampston and Knapton Park was reviewed and was not considered to meet the natural beauty criterion. As noted in the Natural Beauty assessment, this has implications for the further consideration of Scampston and Knapton Parks, north of the A64. The former is an area of Registered Park and

Garden. The Natural Beauty Assessment highlighted that Scampston parkland landscape had a number of qualities but that south of the A64 the parkland had become fragmented as a result of the busy road and loss of pasture to arable and that the parkland to the north of the road lacked visual association back to the Wolds, its focus being more inward and its pine plantations reflecting the change from chalk geology to the sandy deposits on which it sits. Similar issues were noted for East Knapton which is located north of the A64. The natural beauty of both parklands was therefore considered to be borderline and separated from the wider area of qualifying land by non-qualifying land. This was reviewed as part of the boundary setting process and consideration given to the application of wash over.

The principle of wash-over was established during the designation of the South Downs National Park where the Secretary of State accepted that parcels of lower quality land can be “washed over” if they form part of a wider, high-quality tract, (i.e. are surrounded by higher quality land), but that care should be taken when using this discretion on land at the margin of a designation.

Natural England Guidance highlights that the decision to include land that does not itself meet the technical criteria in order to bring in an area that does, depends on its location, scale and the effect of including that land. Scampston and Knapton parklands lie some distance to the north of the area considered worthy of designation, on lower lying land and are severed from land to the south by the A64. The land between Thorpe Bassett and the A64 is not considered to meet the natural beauty criterion and is of a similar size and area to that of the parkland north of the A64. Furthermore, land to the west is influenced by development at Rillington and to the east by the slopes of the scarp which are noted in the Natural Beauty Assessment as having declining landscape and scenic quality. Scampston parkland, north of the A64, whilst expressing some qualities, was also considered to be borderline in terms of its natural beauty with only weak associations to the wider scarp. On balance therefore the case for extending the boundary to include the parklands north of the A64 was not considered strong enough to justify the use of wash-over. The boundary has therefore been drawn further south, and conservatively within an area of transition and wash-over has not been applied. This is consistent with decisions made elsewhere around the boundary.

Easily Distinguished Features

The boundary follows easily identifiable features including hedgerows, edge of woodland, farm tracks and roads. In a couple of locations, the boundary follows post and wire fencing for short distances and also small watercourses, where they form the most suitable boundary feature.

Administrative Boundaries

The proposed boundary follows the Parish Boundary for Settrington and Thorpe Bassett. In all cases the parish boundary follows hedgerows and therefore is also an easily identifiable feature on the ground.

Settlements

The village of Scagglethorpe was given careful consideration at the boundary setting stage. The village is noted as sitting on the edge of steep scarp slopes and is typical of the spring line villages in the area. However, it does not express the same vernacular buildings or visual unity of the other villages in the area and does not sit within an area of qualifying land – the land to the west is lower lying and lacks distinction and is affected by proximity to the A64. On balance a decision has been reached to exclude the village, and a boundary has been drawn to the south and east.

The hamlet of Thorpe Bassett, which comprises a dispersed pattern of rural/estate dwellings has

been included in its entirety. Similarly, the high-quality estate villages of Settrington and Winteringham are included within the proposed boundary. Each of these settlements is considered to express special qualities which contribute to the natural beauty of the area, including intact settlement form and vernacular buildings, high number of listed buildings and association with parkland landscape e.g. Place Newton and Settrington House. Each settlement sits within an area of qualifying land.

Development

Proposed development associated with three quarry sites has been taken into account when defining the proposed boundary. There are no other known planning applications which are likely to affect the proposed boundary.

Features of Interest

Consideration has been given to the inclusion of the Welham Hill Verges Sites of Importance for Nature Conservation (SINC). These verges make a localised contribution to natural beauty and extend into an area of transitional landscape to the north, where landscape quality and scenic quality is declining. On this basis this feature has not been included within the proposed boundary and the boundary has been drawn along the main ridgeline of Sutton Wold.

The proposed boundary includes the scheduled monument associated with The Three Dykes at West Wold Farm, however the northern part of the Three Dykes has not been included. This is because this part of the Scheduled Monument is much ploughed out and makes a less significant contribution to the natural beauty of the area. Furthermore, it lies within a landscape which is also considered to not qualify for designation. The boundary has been kept to the southern side of the ridge.

Care has been taken to include the earthworks associated with the deserted medieval village of Settrington which contributes to its historic interest and the natural beauty of the wider area and forms a setting to the village. Care has also been taken to include the distinctive strip fields which extend northwards from the village into the lower lying landscape – again these field patterns combined with the vegetation along the spring beck contribute to the natural beauty of the area.

The SSSI at Winteringham Marsh has been included in its entirety.

4.2 Proposed Boundary Section B: A64 Knapton to A1039 Flixton

Maps 2, 3 and 4
Evaluation Area 3

Boundary Description:

The boundary follows the southern edge of the A64 in an easterly direction as far as East Heslerton. Here it excludes the village which straddles the A64, turning south along the western property boundary to The Conifers. The boundary then heads east, along property boundaries comprising hedgerows and close board fencing, before turning north back to the A64 at Fair View.

The boundary continues east along the southern edge of the A64 as far as Sherburn where it turns south along the eastern side of a narrow lane leading to Springfield Farm. It then turns east, along the southern side of a woodland and then continues east along a hedgerow at the rear of properties on Springfield Terrace. It turns south to follow a hedgerow and then east again along the northern edge of a woodland belt, heading east to intersect with a minor road. Here it turns north along the western edge of the road to the junction with another B Road. The boundary crosses the road at right angles, adopting the southern boundary of the linking road and then crosses the second B road, before continuing along a hedgerow in an easterly direction and then north along another hedgerow to the west of a minor stream. On reaching the A64, it once again turns east and follows the southern edge of the carriageway.

The boundary continues along the southern side of the A64 carriageway for a considerable distance until just south of Willerby where a small industrial site lies to the south of the road. It excludes the site, following hedgerows and post and wire fencing around the development and associated landholding. It rejoins the southern side of the A64 corridor and again turns east passing to the south of Staxton. On reaching the caravan development on the south side of the road it turns south along a hedgerow and then east along the south side of a track, before turning south once again along a hedgerow and then east again along the northern edge of woodland. At the corner of the woodland, it continues east along a post and wire fence before joining a hedgerow and turning north. On reaching the edge of the field it turns east along the south side of a track before adopting a post and wire fence, first turning south, then east, then north and then east again, to exclude areas of storage and development. The boundary then turns north to adopt the eastern hedgerow boundary to the property of Mayfield and joins the southern carriageway of the A1039.

Boundary Considerations:

Issues Influencing the Boundary Line

The following issues have been influential in determining the boundary in this section:

Inclusion of Individual farms and properties

Where individual farms/properties are isolated and set within the wider qualifying landscape of the scarp they are included e.g. the isolated property of Eluckburry Farm which lies southwest of Willerby. Whilst the latter site comprises land and buildings which are in a declining condition, it retains its open qualities and forms part of the wider sweep of scarp slopes. The use of the A64 as the boundary in these circumstances provides greater permanence and avoids the need for a more convoluted boundary. Similarly, in an area of pig farming southeast of Sherburn, the boundary is also extended as far as the A64 as these land uses are localised

and retain the open sweep of the scarp slopes.

Land south of Sherburn

To the south of Sherburn there are some pony paddocks and a significant tree belt beyond which is Springfields Farm and a number of isolated properties. The farm and isolated properties are not part of the village development limits as defined with the Ryedale Local Plan and read as part of the wider lower slopes of the scarp. They have therefore been included in the proposed AONB and the boundary drawn to the north, along hedgerows and the edge of woodland. This enables the pony paddocks on the edge of the village, which have a more suburban character and are associated with the settlement, to be excluded.

Transitional landscape to the north of the A64

The natural beauty assessment highlighted that the land north of the A64 is in transition and lacks the qualities found to the south where the land rises sharply to form the slopes of the north facing chalk scarp. The natural beauty assessment also highlighted the effects of commercial and settlement development along the A64 corridor which does not meet the natural beauty criterion and has an adverse effect on the qualities of the surrounding area. On this basis the adoption of a boundary along the railway to the north (whilst arguably less convoluted) was not considered suitable as this would have resulted in the inclusion of significant areas of non-qualifying land.

Easily Distinguished Features

The boundary in this section primarily follows the southern edge of the carriageway to the A64 and A1039 east of Staxton. Where there are settlements on the edge of the qualifying area, the boundary departs from the road to follow curtilage boundaries which comprise a mixture of hedgerows, post and wire fencing and close board fencing.

Administrative Boundaries

The boundary does not follow any administrative boundary in this section.

Settlements

There are a number of spring line villages close to the proposed boundary. Each was assessed on its merits. The Local Plans for Ryedale and Scarborough were also consulted to understand the development limits of the settlements and, where possible, to avoid splitting the settlement in accordance with Natural England Guidance.

Four villages are proposed for inclusion based on their high quality and intact character and their contribution to the natural beauty of the wider area. These villages are West Heselton, the old village of East Heselton (Manor Farm), Potter Brompton and the village of Ganton. The justification for this is given below. Where a village straddles the A64, and the majority of its development lies to the north of the carriageway, it has been excluded in its entirety.

The village of West Heselton is included within the designation as the village sits back from the A64 within the lower slopes of the scarp (as indicated by its development limits in the Ryedale Local Plan). The village contains a number of listed buildings and has an estate village character, having historically been connected to West Heselton Hall and Park to the west. Farm buildings to the north of the A64 are relatively recent following the construction of the road which effectively created a bypass to the village. The more recent farm buildings are excluded.

The old village of East Heselton (Manor Farm) is also proposed for inclusion. Again, this part of the village is defined as separate from the more recent village which has its own

development limit as defined in the Ryedale Local Plan. The character and quality of the village and its landmark church make a positive contribution to the natural beauty of the wider area. The development is set back from the A64 and within the lower slopes of the scarp.

Consideration was also given to the inclusion of the village of Ganton which also sits on the southern slopes of the scarp. Within the Ryedale Local Plan, the village development limits straddle the A64. The village is of high quality, its main street strongly defined by vernacular buildings which rise up the lower scarp slopes. Its church spire is also a local landmark and overall, the village contributes to the natural beauty of the wider area. Nevertheless, the northern part of the village is not surrounded by qualifying land and is located at the edge. From the A64, the northern part of the village reads as a separate arrangement of farm and rural dwellings with the main village lying to the south. On this basis, and despite the local plan indicating a development limit which straddles the road, the village south of the A64 is proposed for inclusion within the AONB. This is contrary to Natural England guidance which states that settlements should not normally be split in two. On this occasion however, given the context and location of the village, the A64 is identified as a preferred pragmatic boundary. The open land associated with the cricket ground, to the west of Woodside Road, is also included as it forms part of the continuous high-quality slopes of the scarp, and part of the former parkland associated with Ganton Hall, and lies beyond the settlement development limit. The edge of Woodside Road also forms a robust boundary.

The hamlet of Potter Brompton is also included. Whilst it comprises a number of infill houses it also contains some rural estate cottages and Glebe Farm. Given its small scale and linear form, it sits within a wider sweep of qualifying land. On this basis it is included, and the boundary taken along the A64.

Development

During the definition of the boundary the Local Planning portal was consulted to understand any planning applications which may have a bearing on the boundary, especially where the boundary is being drawn around the curtilages of existing properties. There are no known planning applications which will affect the proposed boundary.

Features of Interest

The boundary includes historic settlements where they make a contribution to the natural beauty of the wider scarp slopes and reflect the traditional spring line villages.

4.3 Proposed Boundary Section C: A1039 Flixton to North Cotes Road

Map 4
Evaluation Areas 3 and 4

Boundary Description:

The boundary continues along the south side of the carriageway of the A1039 for a short distance before turning south along a hedgerow, excluding Flixton village, and then east along a post and wire fence to exclude commercial development at Redgate Garage. On reaching a minor road it crosses it at right angles and follows the northern edge of the carriageway a short distance before adopting the edge of an access track and then a hedgerow and then some sections of post and wire fence, heading east. It continues along hedgerows and post and wire fencing delineating property boundaries and then follows a hedgerow around the cricket pitch, and continuing east along the fenceline to the south of the cemetery before turning north along a mature hedgerow and then turning east along the southern side of Filey Road (A1039).

The boundary crosses the A1039 at right angles and then continues north along the eastern edge of the access track leading to Grange Farm. It then adopts a fenceline, then hedgerow and then western side of a farm track, continuing northwards. It then cuts across an open field in an easterly direction to connect with the corner of a post and wire fence and continues east along the fenceline and then a mature hedgerow and tree belt. It continues along the hedgerow and tree belt, first east and then north. After a short distance it turns east again along another hedgerow to intersect with Carr Lane. It crosses the lane at right angles and then turns south along the eastern side of the carriageway heading south past Springfield Farm. Before entering the village, the boundary leaves the road, heading southeast along the south side of an access drive, before continuing in a southeasterly direction along a hedgerow. Where the boundary intersects with a springline at Folkton Carr it turns south along the watercourse and then follows vegetation along the northern side of a pond before turning south along the eastern side of woodland to meet with the A1039.

At the A1039 the boundary turns east along the south side of the road and continues to follow the road until past the village sign to Muston. Here the boundary leaves the road, turning southwest along the edge of vegetation before adopting the southern side of Yorkshire Wolds Way and continues in a westerly direction. Where the route crosses an open field, the boundary crosses in a straight line between two hedgerows. It then turns south to follow the hedgerow as far as White Gate Hill.

Here it crosses the road at right angles and turns northwest along the southern side of the carriageway for a short distance before turning southwest, adopting the western edge of woodland and then a hedgerow to exclude Stockendale Farm and areas of storage. It follows the northern edge of Long Plantation for a short distance until a point where a hedgerow meets the plantation from the north. At this point, the boundary cuts south through Long Plantation at right angles before continuing southwest along the southern edge of the plantation and then turns south along a hedgerow before adopting the eastern edge of woodland along the eastern edge of Stocking Dale. At the end of the woodland, it continues along a post and wire fence/gappy hedgerow heading southeast and then south to join a hedgerow along the top of the grass bank at Green Cliff as it bends round to the southwest and south. At the end of the grass bank the boundary cuts south across to the lane along East Dale which it crosses at right angles. It then follows the southern side of the lane in a westerly direction for a short distance before heading south along a hedgerow as it crosses the dale. Where the slopes steepen, the boundary turns east and then south along post and wire fences, to reach a further fence line

along the top of the grass slopes. From here the boundary turns west, along the upper edge of the grass bank, to a plantation woodland. It then turns south, along the eastern edge of the plantation, and then along a gappy hedgerow to meet North Cotes Road (track).

Boundary Considerations:

Issues Influencing the Boundary Line

The following issues have been influential in determining the boundary in this section:

Exclusion of development south of Back Lane at Flixton

Careful consideration was given to the boundary to the south of Flixton. The option to take the boundary around Back Lane was considered. However, some of the plots of land south of the lane now contain developments. This is creating a more domesticated character and urbanising effect both south of the lane and along the lane itself. On balance therefore these areas were excluded, and the boundary taken along hedgerows to the south. Furthermore, when considered in the wider context of other linear developments along Filey Road to the east, the historic settlement of Flixton was excluded (see settlements below). This village lies largely to the north of the main road and is separated from the wider sweep of the scarp by more modern linear development.

Transitional nature of the northern scarp

At the eastern end of the scarp the natural beauty assessment highlighted the transitional nature of this topographic feature as it becomes lower in elevation and narrower and where development to the north and on the edge of Filey and Scarborough is more evident. This area was reviewed in detail and in the context of the settlements and lower lying wet pastures to the north of the A1039. In the area around the village of Folkton it was considered that the footslopes of the scarp extended across the A1039 and that the village sits within these lower footslopes expressing a strong connection to the scarp. North of the village and also to the east of the A1039, the landscape quickly becomes flatter and opens out into large agricultural fields. A boundary was therefore sought which enabled the inclusion of Folkton (see settlements below), whilst still excluding lower lying and lesser quality land to the north and east. This approach is consistent with boundary setting along the western scarp.

Declining and mixed condition of valleys on the edge

The Natural Beauty Assessment highlighted the declining quality of some of the sinuous valleys where unsympathetic land uses have caused fragmentation as well as the transitional nature of incised valleys in the east, as scenic quality declines due to the valleys becoming shallower and less distinct. This was reviewed in detail and in particular in the area of Raven Dale, Camp Dale, Stocking Dale and Cans Dale – the latter dale broadening and becoming less distinct towards the Burton Fleming Road. Within the dales themselves the landscapes are of mixed quality due to current land use, management and intrusion of vertical features. Nevertheless, the scale of this dale system remains strong and the deciduous woodland in Stocking Dale, hawthorn scrub at the head of Camp Dale and around the Camp at the confluence with Stocking Dale, as well as along the steep slopes of Green Cliff, add visual interest and variety. This valley system is affected by some unsympathetic management but is however regarded as meeting the natural beauty criterion. To the south, the dale is affected by an overhead transmission line, (although its scale is relatively small compared to the depth of the dale) and the visual intrusion of two wind turbines which sit on elevated land at Hunmanby Grange. These turbines are also visible in views southwards along Camp Dale. Where Cans Dale meets East Dale and continues towards the Burton Fleming Road, it broadens noticeably, with the valley slopes becoming shallower and less distinct. As a result, both the valley sides

and valley floor support arable production and the qualities of the valley decline. Furthermore, east of these dales, the landscape comprises an open, undulating and intensively farmed landscape, which is not regarded as meeting the criterion for national landscape designation and is also affected by wind turbines, and overhead transmission line.

Given the effect of turbines and overhead lines, consideration was given to defining a boundary along the green lane leading to Danebury Manor and along the road to Flixton. However, this would have resulted in the exclusion of some of the higher quality valley system and would have left a narrow band of designated land along the chalk scarp to the north. An alternative boundary was therefore considered to include the valley system but exclude the less distinct valley as it approaches Burton Fleming Road and non-qualifying land to the west. This approach is consistent with decisions made elsewhere along the boundary. The proposed boundary therefore hugs the upper edge of the valley system and has resulted in some small areas of lesser quality land being included i.e. the valley where it is affected by the overhead line and also intensive farmland on Flotmanby Wold to the north. However, these areas of lesser quality land are considered small in scale and integral to the wider sweep of qualifying landscape.

Inclusion of Elevated Farmed Wolds (Flotmanby Wold and Staxton Wold)

The northern scarp slopes are backed by open farmland to the south, forming an expansive interfluvium between the scarp and incised valleys around Fordon to the south. These areas of elevated intensive arable farmland are also affected by incongruous features such as the RAF station, overhead transmission lines and wind turbines. Consideration was given to excluding these areas of elevated farmland, however it was noted that this gives rise to two issues. Firstly, identifying a boundary which defines only the steepest slopes of the northern scarp results in the exclusion of upper more gradual slopes which are nonetheless visible from the north. Identifying a boundary further south, beyond the steepest slopes, would result in more elevated arable farmland being included. Secondly these areas of elevated farmland, whilst not meeting the natural beauty criterion of themselves, nonetheless form an important and relatively narrow interfluvium between the northern scarp and incised valleys to the south around Fordon. Drawing a boundary to exclude these elevated areas would give rise to a convoluted boundary, and a very narrow band of excluded land. In this instance, it was concluded that a pragmatic boundary should be drawn more widely to the east in order to include both the qualifying scarp slopes to the north and the incised valleys to the south and thereby including the elevated land between the two. As a result, Staxton Wold and Flotmanby Wold are 'washed over' and included within the proposed AONB designation. Care has been taken to ensure the boundary in the east has been drawn conservatively. This is consistent with decisions made elsewhere such as between Cottam and Langtoft (Boundary Section E).

Easily Distinguished Features

The boundary does not follow a clear feature on the ground at the southern end of Cans Dale where it extends between the edge of the grassland slope to the road. It also does not follow a clear line on the ground across the grassland southern slopes of East Dale where it crosses in a straight line between the end of the hedgerow and top of slope.

Administrative Boundaries

Between former chalk pits on Flotmanby Brow and White Gate Hill, the proposed AONB boundary follows the Parish boundary which is marked by a mature hedgerow.

Settlements

The boundary includes the settlement of Folkton which sits on the lower slopes of the scarp and

within an area of high-quality landscape where the scarp extends across the A1039. The village is considered to be of high quality, containing listed vernacular buildings, and expresses a high degree of intactness. Traditional vernacular buildings are built of chalk with pantile roofs and the church is a local landmark within the settlement and in views from the wider landscape to the north. The main street through the village is rural in character and sinuous, as it climbs the lower slopes of the scarp. From the north, the settlement is seen nestling at the foot of the scarp with the rising slopes forming a scenic backdrop. Furthermore, the small-scale enclosures on the edge of Folkton comprise narrow crofts adjacent to the village cottages. On this basis the village of Folkton is included within the proposed designation.

The village of Flixton has not been included despite much of the village being a conservation area and containing a number of listed buildings. This is because this settlement sits mainly to the north of the main road and although located on the footslopes, similar to Folkton, it does not retain the pattern of small crofts associated with the settlement and has experienced linear growth along Filey Road. Furthermore, it is noted that the conservation area is on the English Heritage at Risk Register which highlights its poor condition and deteriorating quality. On balance therefore the location of the village, its more recent linear development and its condition, have led to the conclusion that it should be excluded. A boundary was therefore sought to the south of the settlement and development.

Development

There are no known current planning applications which affect the proposed boundary.

Features of Interest

The boundary includes the lynchets on Flotmanby Brow and the old established semi-natural, neutral, calcareous and acid grasslands at West End Farm. The boundary also includes Spell Howe Plantation SSSI which is valued for its baneberry (herb Christopher) in ash and elm woodland and is one of the largest populations of this rare plant in North Yorkshire.

Within the sinuous valley system to the northeast of Fordon, the proposed boundary enables SINCs to be included, such as neutral and calcareous grassland at Deedie Hill, Stocking Dale and along Can Dale (Green Bank).

The proposed boundary excludes the scheduled monument at the lower reaches of Cans Dale – this site comprises a group of circular and rectangular enclosures, but these features comprise below ground archaeology and do not make a material contribution to natural beauty.

4.4 Proposed Boundary Section D: North Cotes Road to B1253

Maps 4, 5 and 6
Evaluation Areas 4 and 5

Boundary Description:

The boundary follows the hedgerow along the southern edge of the track called North Cotes Road in a westerly direction. It crosses the junction with the road to Fordon and continues westwards along the southern edge of the road also called North Cotes Road. Where it joins the B1249 it turns north along the eastern side of the main road, for a short distance, before crossing the road at right angles and adopting a gappy hedgerow heading northwest. It turns northeast along another hedgerow and the Parish boundary, before turning northwest along another hedgerow on the top of the slopes of Ganton Dale.

The boundary then continues along this hedgerow and the southern edge of woodland, as far as Barrow Farm, before changing direction and heading southwest along a hedgerow that defines the northwest perimeter of the farm complex, excluding it from the boundary. It crosses the road called Ganton Hill and continues straight in a southwest direction along a further hedgerow before adopting a post and wire fence to intersect with the edge of Warren Slack Plantation within Owlet Dale. It crosses the dale in a straight line and continues in a southwesterly direction along another hedgerow, to meet the road called Simon Howe. It crosses the road at right angles and continues along the hedgerow, which also forms the Parish boundary, to the edge of woodland. It then adopts the northern and western edge of the wood, following a fence line and the Parish boundary. It then turns southeast along a hedgerow, departing from the Parish boundary. Where the hedgerow stops, the boundary continues in a straight line, until it intersects with a hedgerow. Here the boundary turns southwest to follow the hedgerow and where there is a gap in this hedgerow, the boundary continues southwest in a straight line. After a short distance, where it intersects with a further hedgerow, it turns northwest to follow it. It continues as far as Larkhill Plantation, and then takes the southern edge of the plantation round to Larkhill Belt, crossing a minor road at right angles before turning slightly to the west to continue to follow the edge of the woodland at Foster's Wold Plantation and then a post and rail fence until it meets another road. Here, it turns north along the eastern edge of the road, and then crosses the road at right angle to continue west, along a farm track to Duggleby Wold Farm. On reaching the shelter belt planting around the farm, it adopts the eastern edge of planting, then turns west along a hedgerow and then north along the outer edge of the western shelter belt before connecting with the farm access track once again. Here it turns west, along the southern edge of the track as far as White Wold Barn where it changes direction, heading northwest along a hedgerow. Where this hedgerow meets the junction with another hedgerow, it crosses it and continues in a straight line over an open arable field to intercept a further hedgerow opposite. It continues in a northwesterly direction along the hedgerow to the edge of woodland (Stack Garth Plantation). It follows the southern edge of the woodland to meet a minor road.

The boundary turns southwest, adopting the eastern side of the road. After a short distance, where the boundary intersects with a further minor road, it continues straight on in a southwest direction for some distance, passing the property Whin Moor and continuing on the eastern side of the road until it meets a junction with another minor road west of Haver Dale. At this point, the boundary turns southeast along the eastern side of the road across the Great Wold Valley towards West Lutton. At the junction with the main valley road at West Lutton, it

crosses the valley road at right angles and then continues northeast along the southern side of the road for a short distance, before crossing a minor road and turning southeast to adopt its eastern boundary. It follows the eastern side of the road continuing across the Great Wold Valley, crossing the Croome Dale Lane/ Croome Dale junction and proceeding southeast on the eastern side of the road to Cowlam Cottages and the junction with the B1253.

Boundary Considerations:

Issues influencing the Boundary line in this section include:

Transitional landscape across the Great Wold Valley

The Natural Beauty Assessment highlighted the transitional nature of the farmland in this area as it descends into the broad shallow vale of the Great Wold Valley and where topographic variation associated with dry sinuous valleys becomes less distinct, and the intensively farmed arable landscape with improved fields, boundary amalgamation, gappy hedgerows, conifer plantations, large modern barns and wind turbines combine to reduce natural beauty. A boundary has been sought within this area of transition which includes higher quality land to the north and includes areas of more pronounced and frequent dry valleys. Dry valleys which are of lower natural beauty have been excluded e.g. Helperthorpe Slack/ Weaverthorpe Slack, Wad Dale and Dencils Slack. Place names indicate the shallower nature of these valleys which are called slacks meaning '*a hollow or shallow area between two stretches of rising ground*'.

A particular issue has been the definition of a boundary across the Great Wold Valley. Given the transitional nature of the landscape, care has been taken to adopt a clear and permanent boundary. The Natural Beauty assessment identified the settlements of Duggleby and Kirby Grindalythe as sitting within qualifying landscape whereas the other villages along the Gypsy Race were regarded as sitting within a landscape that lacked the level of natural beauty required of a nationally outstanding landscape. On balance, the road between West Luton and East Luton was adopted as a suitable feature for the boundary to follow within the transition. This resulted in the inclusion of the village of West Luton (see below).

Easily Distinguished Features

For significant lengths in this section, the boundary follows the edge of roads and tracks as well as field boundaries. In places hedgerows are gappy and less distinct as features on the ground, nonetheless they remain legible. Care has been taken to ensure they reflect the most suitable boundary, especially in transitional landscapes where the boundary should be drawn conservatively in accordance with NE Guidance.

In the area around Owlet Dale consideration was given to the inclusion of part of the dale west of Cat Babbleton, given that this dale is a SINC (Warren and Dencils Slacks) and contains grassland and scrub vegetation. However, this would have required the boundary to follow either no clear feature on the ground at the top of the steepest slopes, or post and wire fencing around the dale. On balance the complexity of the boundary, lack of clear features on the ground and peripheral location of the features which sit within lower quality landscape, resulted in a decision to exclude these dales from the proposed AONB and a boundary was found further to the northwest. In addition, the influence of farm buildings, solar farms and two turbines at Barrow Farm reduce the level of natural beauty in this area.

West of White Wold Barn, the boundary crosses an open field and does not follow a clear line on the ground. Here the boundary takes a straight line between two hedgerows either side of the field.

Administrative Boundaries

The boundary follows short sections of Parish boundary south of Ganton Dale and near Larkhill Plantation. This administrative boundary is also marked by a fenceline and hedgerow and is therefore a clear feature on the ground.

Settlements

Consideration was given to the inclusion or exclusion of the settlement of West Lutton. The Natural Beauty Assessment identified the Great Wold Valley as transitional from the upper reaches, which are connected to the High Wolds in the area around Duggleby, to a more open broader vale moving east from Kirby Grindalythe. The village of West Lutton lies on the margins of the Candidate Area and was reviewed as part of the boundary setting assessment. Options were considered to exclude the village through the use of the Parish Boundary which runs across the valley following a gappy hedgerow and lane, or the inclusion of the village by adopting a boundary along the rural lane to the east of the village. The qualities of the village of West Lutton are reflected in the cluster of listed buildings at its core, including a church, although there is some modern housing development to the east. Furthermore, the village was found to nestle on the lower slopes of Crook Dale which extends northwards and there is evidence of linear strip fields on the edge of the historic core. On balance, the Parish Boundary was considered to be a weaker boundary due to the gappy nature of the hedgerow while the lane to the east was considered to be more robust and permanent. The boundary was therefore drawn along the lane to the east and the settlement of West Lutton was included within the boundary.

Development

The proposed boundary excludes the large farm complexes which have been established at Barrow Farm and Cat Babbleton (comprising large modern barns which are visually significant in the open wold landscape), as well as two associated wind turbines and solar panels. The visual impact of the farm buildings and wind turbines adversely impacts on the natural beauty of the adjoining dale, and this has contributed to the decision to exclude these areas. Natural England is aware of a potential planning application for a gas drilling site west of Wold Newton. A formal application was submitted but has since been withdrawn. Given its location to the south of the proposed boundary Natural England does not consider it requires any amendment to the proposed boundary.

Features of Interest

The proposed boundary enables the inclusion of the most incised and intact dry valleys to the north of the Great Wold Valley, including the radiating complex of valleys at Fordon (East Dale, North Dale and West Dale), Cotton Dale, Ness Slack, Ganton Dale, Owllet Dale, Warren Slack and Cooper's Bottom. Many of the open grassland and scrub slopes within these dales are designated as SSSIs or SINC/LWS.

The SINC/LWS of Warren and Dencils Slacks and Wilson's Wold Bank have not been included despite the presence of semi-natural neutral/calcareous grassland for the reasons given above.

4.5 Proposed Boundary Section E: B1253 to Warren Dale

Maps 6 and 7
Evaluation Areas 8

Boundary Description:

The boundary crosses the B1253 and continues along its southern side in a northeasterly direction as far as the roundabout junction with the B1249. Here it turns south along the western side of the B1249 (Scarborough Road), past Maiden's Cottage Farm. Where a farm track enters the road from the east, the boundary crosses the road at right angles, and follows a hedgerow on the northern side of the track in an easterly direction and continuing in a straight line along the northern extent of open access land, before turning south along another hedgerow, to include the steep sided dale within the boundary.

The boundary then follows a fenceline and then hedgerow around the upper slopes of the dale first south, then east and then north east where it adopts the western side of a farm track following it around a pond, before turning east, following the northern side of the track to reach Accommodation Road. Here it crosses the road at right angles and turns south, along the eastern side of the road, past the track to Field House. Approximately 300m beyond this the boundary leaves the road and follows a hedgerow south and then the edge of scrub vegetation to join another hedgerow, where it turns east. It follows this hedgerow and then turns south to join the access road to Raven Hill Farm at a point just east of Cattle Bank. It follows the hedgerow on the northern side of this access road and bridleway in an easterly direction until the point where the track meets the Parish boundary and bends round to the northeast. Here the boundary crosses the track in a straight line and leaves it, turning in a southwesterly direction along a hedgerow. Where it intersects with another hedgerow the boundary turns west and then southwest again, following a further hedgerow south as far as Kilham Road.

At Kilham Road the boundary crosses the road at right angles and turns east along the southern side of the road, as far as the curtilage boundary to Lone Farm. Here it turns south along the post and wire fence and hedgerow around the property, and then a post and wire fence around the farm, before adopting a hedgerow heading south, up the hillside. On reaching the farm track, the boundary turns west along the hedgerow to the north of the track (excluding it), turning north and then west again to include Hanging Cliff within the boundary. It continues along a post and wire fence on the southern edge of scrub and woodland, as far as a hedgerow which is also the Parish boundary. It follows the Parish boundary northwards and then the edge of woodland in a northwesterly direction to the edge of hard standing adjacent to a farm building. Here it turns north along the edge of the hardstanding to join the eastern edge of an access track, heading north. It then turns northeast along a fence line to join the southern side of Kilham Road (excluding Football Field House). At this point, it turns northwest along the southern side of Kirkham Road before turning southwest along a hedgerow, up the slopes and around the southern edge of a former chalk quarry, to Driffield Road.

At Driffield Road the boundary crosses the road at a right angle, and heads south along the western edge of the road. Just past Tranmere House/Farm, it turns west along a field boundary and then southeast, before turning west again along another hedgerow, which is also the Parish boundary. At the intersection with a minor lane, it turns south along the eastern side of the lane, and then crosses the road at a right angle in order to continue in a straight line along the northern side of a farm track to Cottam House. Before reaching the shelterbelt planting, the boundary turns south along the western edge of a track and then southwest along the northern side of a track which was a former runway to RAF Cottam. It follows the northern side of the track for some distance as it weaves around field boundaries, before intersecting with a small woodland copse. Here it turns southeast along the northeastern side of the wood and then continues straight along a gappy hedgerow. Where it intersects with a hedgerow, it turns southwest and then turns sharply east along a post and rail fence at the top of the slopes to Garton Bottom, continuing to the point where it intersects with the lane within the valley. At this point it crosses the lane and turns northwest along the southern side of the lane. It then turns west along a track for a short distance before heading southwest along a hedgerow. The boundary then turns west, along a further hedgerow on the top of the slopes of Warren Dale. At the top of Warren Dale, the boundary adopts a hedgerow heading southwest and northwest around earthworks where it then joins the lane called York Road.

Boundary Considerations:

The following issues have been influential in determining the boundary in this section:

Quality and Condition of Dry Valleys and Interfluves

The Natural Beauty Assessment identified elevated ridges of intensively farmed landscape between the relatively narrow incised valleys of Cowlam and Cottam and the mixed condition and quality of these valley landscapes as requiring particular scrutiny when defining the boundary. This was reviewed as part of the boundary setting process to ensure that the area was sufficiently intact to justify including these features on the margins. Areas of elevated farmland were noted around Warrem Farm, Cowlam Manor and Burrow House Farm where there is limited intervisibility with adjoining incised valleys and the landscape lacks distinction. However, these interfluves were found to be relatively narrow and quickly dropped into adjoining dry valley systems, including those further east at Langtoft. It is acknowledged that there are some visual detractors in this landscape including large farm buildings, incongruous property development and masts, however it is also noted that these detracting features are relatively isolated and that defining a boundary to exclude them would be difficult to achieve, given the lack of concurrence of clear features on the ground and topography. Furthermore, the qualities of the dales at Cowlam, Cottam and Langtoft were considered overall to be sufficiently intact and of sufficient scale to justify inclusion within the proposed designation. On this basis a pragmatic decision was reached to take the boundary to the east of Langtoft, washing over limited areas of elevated and intensively farmed land and incongruous features, where these landscapes lie between two areas of qualifying land. This is consistent with decisions made elsewhere such as between the northern scarp and Fordon valleys (Boundary Section C).

Eastern and Southern extent of the Boundary

The proposed boundary extends eastwards to include areas where the dry chalk valleys are of sufficient scale, density and complexity to lift the natural beauty of the landscape. The valleys surrounding Langtoft were given particular scrutiny, and a boundary defined to include these exceptional features especially where they contain areas of meadow and scrub which

contribute to the natural beauty and setting of the village of Langtoft. However, the landscape beyond the valleys to the east was considered to not meet the natural beauty criteria comprising open and intensively farmed areas which lack visual interest or natural or cultural heritage interest and are also affected by wind turbine development and large farm buildings. The boundary was therefore drawn close to the upper and outer edge of the incised valleys of Langtoft and within the transition along Middle Dale in the east, where the valley broadens and where natural beauty declines. The boundary also excludes the more isolated Tog Dale and Broach Dale, located to the northeast which are considered to be of lesser quality and are separated by a broader area of non-qualifying elevated farmland influenced by conifer belts and wind turbines.

A similar approach has been adopted in defining the southern boundary in this section. Here the boundary adopts the southern, upper edge of Warren Dale, enabling the dale to be included in the proposed designation but excluding the lower reaches of Garton Bottom where the valley becomes shallower and less distinct.

This approach to defining the eastern and southern extent of the boundary is consistent with the definition of the boundary in other areas where incised valleys are located close to the edge and are transitional in their character, condition and scenic qualities (e.g. Sections C and F).

Easily Distinguished Features

The boundary follows roads, lanes, hedgerows and woodland through the majority of this section. In a couple of locations, the boundary follows gappy hedgerows, but these still form legible features in the landscape. Elsewhere, the boundary follows post and wire fencing around property boundaries or along the upper slopes of incised valleys.

Administrative Boundaries

The boundary follows Parish boundaries in a number of locations – these are marked by hedgerows and are therefore a clear feature on the ground.

Settlements

The proposed boundary includes the settlement of Langtoft which was noted as having particularly positive qualities in the Natural Beauty Assessment and was considered to sit within an area of qualifying landscape, located within a complex dry valley system. During the boundary setting process the character and quality of the adjoining valleys, within which the settlement sits, was reviewed. This confirmed that they were of high quality and significantly contributed to the character of the village forming a dramatic backdrop. Furthermore, the scenic qualities of the valleys were found to be enhanced by vistas to the village and the church, nestled within the folds of the landscape. Where the boundary was found to come close to the southern limits of the village, care was taken to ensure the boundary did not split the settlement and was checked against the development limits as set out within the East Riding Local Plan. The whole of the settlement is therefore proposed for inclusion within the designation.

Development

There are no known current planning applications which would have implications for the proposed boundary in this section.

Features of Interest

The proposed boundary includes Local Geological Sites which include the former quarry pits south of Langtoft where open chalk cliffs are exposed and are visible from the surrounding landscape and Driffield Road.

It also includes the Scheduled Monument associated with the deserted medieval village at Cottam and the most visible areas of earthworks east of Syke's Monument. However, in relation to the latter, the proposed boundary does not include the whole of the Scheduled Monument and excludes areas which are no longer visible above ground and where a clear boundary to the north provides the most robust boundary.

The proposed boundary also enables the inclusion of the deeply incised and often narrow dry valleys associated with Cowlam Well Dale, Well Dale and Greensand Slack (which are Local Wildlife Sites), as well as areas of calcareous grassland and scrub within the chalk valleys which surround the village of Langtoft. These areas of meadow and scrub are not designated as local wildlife sites, but nonetheless make a particularly positive contribution to the natural beauty of the landscape in which the village sits.

4.6 Proposed Boundary Section F: Warren Dale to Foxcovert Farm

Maps 8 and 9
Evaluation Area 8

Boundary Description:

On reaching York Road, the boundary turns west along its southern side to the intersection with the B1252 (Garton Hill) at Syke's Monument where it immediately crosses the road in a straight line.

The boundary follows the western side of the B1252, heading southeast for a very short distance. It then turns southwest and then northwest in order to follow the outer edge of the embankment defining Syke's Monument. It then joins a hedgerow to the south of Green Lane, turning southwest. It follows the hedgerow for a considerable distance, including Green Lane and its wider grass verges within the proposed boundary. Where the hedgerow stops, the boundary continues in the same direction, following the southern grass verge to the lane as far as Station Hill Road. It crosses the road at right angles and continues to follow the hedgerow to the south of Green Lane, as far as the B1248.

On reaching the road, it turns northwest for a short distance, following the east side of the road before crossing it at right angles to then adopt the south side of a farm track, heading west. It continues west along the track past farm buildings and then adopts a hedgerow. Where the hedgerow stops, the boundary cuts across an open field in a straight line, to intersect with another hedgerow where it turns north, west and northwest to reach the corner of Gameslack Plantation. Here it adopts the western edge of the woodland to its most northwestern point, before continuing round to the west, along a track where it intersects with the Chalkland Way long distance route. Here it turns south along a hedgerow and continues to follow hedgerows heading west and then north (also the Parish Boundary), west and north again, to meet the B1251.

At the B1251 it turns southwest along the southern side of the road towards Fridaythorpe. On reaching a former quarry to the south of the road, the boundary turns south along a hedgerow to the A166. It then turns west along the northern side of the road before crossing the road at right angles, to connect with a hedgerow defining property boundaries to Wold View. Where the hedgerow intercepts another hedgerow, it turns east, and then south, to connect with a rural track. Here it turns east along the hedgerow to the north of the track, before crossing the track at right angles and continuing southwards along another hedgerow. It continues to follow hedgerows turning east, where it follows the south side of a track for a short distance, before turning south once more, and then east to meet another farm track which it crosses straight. It then turns south along the eastern side of the track, descending into Harper Dale. It follows the track southwest around a woodland plantation and then, where the track loops back on itself, the boundary follows the eastern edge of the track, climbing out of the dale. The boundary turns southwest and then departs from the track, following a hedgerow in a southeasterly direction into Rabbit Dale. Where the hedgerow runs out, the boundary continues to follow the eastern side of the public right of way, and then turns northeast along a fenceline as far as woodland. Here it turns southeast along the western edge of the wood and then southwest along the northern edge of a conifer plantation. The boundary continues in a southeasterly direction around the plantation to join a hedgerow, where it turns southwest following a hedgerow along the top slope of the dale. The boundary then changes direction

heading southeast along another hedgerow and then the eastern side of a farm track continuing in the same direction to the west of Foxcovert Farm where it meets a minor lane.

Boundary Considerations:

Key issues Influencing the Boundary Line in this section include:

Transitional nature of the dip slope

The Natural Beauty assessment noted that scenic quality and landscape condition are in transition south of Sledmere where the edge of the High Wolds is gradually dropping in elevation across the chalk dip slope towards the Vale of Holderness. In this area the boundary seeks to include land at the higher end of the transition whilst also bringing features of interest on the edge. Sykes Monument is noted as a landmark feature. Whilst outwardly facing and affording wider views across the transitional dip slope landscape, it nonetheless acts as a local landmark and gateway to the wider Wolds landscape to the north. On this basis the boundary has been extended within the transitional landscape to include the monument within the proposed AONB.

The transitional nature of Harper Dale and Cow Dale and contribution of cultural heritage to natural beauty

The landscape quality and scenic quality of Harper Dale and Cow Dale is transitional. This is apparent when approaching these dales from the core area of qualifying land to the west, but also approaching from the east. East of Rabbit Dale, Holm Dale and Horse Dale the valleys of Harper Dale and Cow Dale start to broaden, the slopes are less steep and shallower and permanent pasture gives way to arable including along the valley floor. Furthermore, the steeper southern slopes of the dales are cloaked in plantation woodland and used for bird rearing (resulting in high fencing and declining landscape quality), and at the eastern extremity at Bennidale Holes and Cinquefoil Hill there is also some noise intrusion from the A166. These eastern parts of the dales are therefore considered to express declining scenic quality and condition. Nevertheless, it is acknowledged that these two parallel dales also contain two parallel linear dykes which form part of a wider network of extraordinary historic linear boundaries and earthwork features comprising single or multiple ditches and banks, all of which are scheduled monuments. However, the extent to which these features make a contribution to the natural beauty of the dales is limited due to their location - some parts of the linear earthworks are reduced by ploughing and their presence is masked by areas of plantation woodland. On balance therefore these features, whilst of exceptional cultural heritage value, are not considered to lift natural beauty sufficiently to justify the inclusion of the area, in the absence of other significant factors of natural beauty. The boundary has therefore been drawn back to include those parts of the dales which do meet the natural beauty criterion. A boundary has been identified at the higher quality end of the transitional landscape in accordance with Natural England Guidance and seeks to bring in steep slopes which remain in permanent pasture and areas of upstanding archaeology which contributes to natural beauty of the area at a local level.

Easily Distinguished Features

The boundary follows the green lane between the Syke's Monument and the B1248, elsewhere it follows hedgerows and tracks.

West of the B1248 the boundary crosses an open field between two hedgerows and does not follow any feature on the ground for short sections only. This was considered to be the most

suitable boundary within the transitional landscape.

Administrative Boundaries

The boundary does not follow any administrative boundaries in this section.

Settlements

Following the Natural Beauty Assessment consideration was given to the potential exclusion of the settlement of Fridaythorpe given its location on the margins of the Candidate Area.

However, detailed assessment to define a boundary which excluded the settlement, was found to be problematic due to a lack of clear features to follow on the ground and the definition of a subsequently convoluted boundary which encircled the settlement on three sides, creating a narrow enclave. Furthermore, a review of the settlement within the wider landscape revealed its pivotal location with long distance views across the High Wolds from its margins and views back to the settlement from many locations within the wider core area of qualifying land. Given all of the above, a pragmatic decision was reached to define a simpler boundary to the east of the village, enabling the settlement to be included within the proposed AONB designation in its entirety, despite its peripheral location.

Development

There are a number of recent planning applications and permissions associated with infill development, building conversions and development of glamping pods on the margins of the settlement of Fridaythorpe. The majority of these lie beyond the development limit, however none are of such scale that they alter the pragmatic decision set out above to bring in the whole of the village within the proposed designation.

Features of Interest

Syke's Monument has been included within the boundary of the proposed AONB despite its peripheral location because it is a key landmark feature and contributes to a sense of gateway into the Wolds.

Scheduled Monuments associated with Cow Dale and Harper Dale: A number of Scheduled Monuments on the edge of the boundary have either not been included or are split by the proposed boundary. This is because these features comprised buried archaeology and make a limited contribution to natural beauty (for example southwest of Syke's Monument and northwest of Wetwang), or because they are linear features which extend into areas of lesser quality landscape (Harper Dale and Cow Dale).

4.7 Proposed Boundary Section G: Foxcovert Farm to A614

Maps 9 and 10a
Evaluation Areas 8 and 10a

Boundary Description:

The boundary crosses the minor road southwest of Foxcovert Farm and continues a short distance along its southern edge before heading south along a hedgerow, crossing the minor road to Tibthorpe and continuing south along a hedgerow to meet another lane. Here it crosses the lane and continues southwest along the eastern side of a farm track leading to Blanch Farm (also the route of the Minster Way long distance path). Shortly before reaching the farm, it heads east and then south around the outside of woodland and then follows a post and wire fence, around a small paddock associated with the farm, to rejoin the eastern side of the farm track heading south.

It continues along the eastern side of the track, and then cuts around the eastern side of a small copse before continuing along the track in a southeasterly direction, until it reaches the B1246. It crosses the road at right angles and continues in a westerly direction along the southern side of the road as far as the junction with a minor road. Here it turns south along the eastern side of the minor road, past Dalton Gates Farm. It follows the lane, turning southwest and continues as far as the junction with a further lane (Kipling Cotes Racecourse). Here it turns southeast along the eastern side of the lane to meet the A614.

Boundary Considerations:

The following issues have been influential in determining the boundary in this section:

Transitional Landscape of the Dip Slope

The Natural Beauty Assessment identified a transition in landscape character, condition and scenic quality as the landscape gradually drops in elevation across the dip slope of the chalk towards the east.

This transitional landscape has a strong east west grain with broad undulating dales and ridges extending out eastwards from the higher ridge of land to the west. It is traversed by a number of east west routes extending from the historic settlements on the edge of the dip slope including Tibthorpe, North Dalton and Middleton on the Wold, as well as public rights of way including that through Deep Dale and Minster Way.

In defining the boundary within this transition, care has been taken to consider the views into the core area of the Wolds to the west where the elevated chalk is deeply incised by closely packed, dry, sinuous valleys which collectively give rise to its outstanding natural beauty. When approaching from the east, it has been possible to identify areas where the landscape starts to become more topographically varied and where there are views towards landmark features such as the church spire at Huggate. Where these qualities arise, the landscape is considered to have higher natural beauty, and the boundary has been sought in this higher end of the transition. Where the landscape has a broad open character, the low voltage transmission lines between the B1246 and A614 are more visually prominent, and this land has been excluded.

Given the gradual and subtle changes in landscape qualities it was also concluded that the boundary should follow strong legible features, such as roads and green lanes, wherever possible and that north south green lanes and roads frequently correlate with historic Parish boundaries, dividing the core High Wolds to the west from the dip slopes to the east. The definition of the boundary along such features in a transitional landscape is consistent with the approach adopted elsewhere on the boundary e.g. across the Great Wold Valley at West Lutton. On this basis a boundary line was identified along clear features at the higher end of natural beauty and within the transitional landscape.

It is acknowledged that this results in the exclusion of some of the broad valleys such as Deep Dale which remain tranquil and remote. However, these broad valleys form part of a wider landscape which is expansive, open, empty and sometimes bleak. The rural lanes which traverse the area are flanked by wide grass verses and whilst these routes give a sense of being 'on top of the wolds' they, and the wider landscape, lack natural beauty factors that make them outstanding in a national context, due to poor landscape condition, lack of natural heritage factors or other aspects of scenic quality.

Easily Distinguished Features

The boundary follows roads, lanes and hedgerows. North of Ashslack Wood the boundary does not follow any clear features on the ground due to hedgerow removal. It therefore adopts a straight line between the end of the hedgerow and edge of the wood.

Administrative Boundaries

The proposed boundary follows Parish boundaries in some locations, but these administrative boundaries are also defined by hedgerows and therefore follow a clear feature on the ground.

Settlements

There are no settlements which have been influential in the definition of the boundary in this section.

Development

Development applications and approvals through this section include a bio fertilizer storage tank at land northwest of Arden Fleets Farm and the erection of 2 agricultural buildings associated with Dalton Gates Farm. Both developments lie beyond the preferred boundary within the transitional landscape of the dip slope. During the designation process approval has been given to the extension of an existing chalk quarry to the west of Huggate. This site was considered to have localised effects on natural beauty in the Natural Beauty Assessment Report (page 91). Natural England considers this to remain the case, such that no amendment to the proposed boundary is required.

Features of Interest

The collection of scheduled burial mounds to the east of Blanch Farm has been excluded. These monuments are significantly ploughed out and do not make an overt contribution to the natural beauty of the surrounding landscape. Given the small contribution these monuments make to natural beauty, and in order to be consistent with the approach adopted elsewhere along the boundary, these monuments were excluded and the boundary drawn along a clearly defined track and Minster Way long distance path.

4.8 Proposed Boundary Section H: A614 to Intake Hill

Map 10a
Evaluation Areas 8

Boundary Description:

The boundary crosses the A614 in a straight line and continues southeast along the northeastern edge of the Kipling Cotes Racecourse, following a hedgerow. It continues to follow the hedgerow and then southern edge of woodland before adopting the northeastern side of the track before crossing over the disused railway. It continues for a short distance and then turns southwest crosses the track at right angles and heading southwest along a gappy hedgerow. It continues along gappy hedgerows in a straight line until it reaches a farm track leading to Goodmanham Wold Farm. Here it turns northwest along a hedgerow to the south of the track, before turning southwest again along another hedgerow. After a couple of fields, it changes direction, heading south along another hedgerow, adjacent to a track, before intersecting with Cross Gate Lane.

The boundary crosses the lane at right angles and extends along the south side of Cross Gate Lane for a short distance, before turning south along the eastern side of a copse. It then turns east, along a hedgerow on the northern side of a farm track. Where there are short breaks in the hedgerow, the boundary continues in a straight line, until it reaches a junction with another hedgerow, heading north/south. Here it turns southeast along the hedgerow, and then turns east after a short distance along another hedgerow. Where there is a break in the hedgerow, it cuts across in a straight line, to follow the continuation of the hedgerow. Where the hedgerow intersects another north/south hedgerow the boundary turns south along the hedgerow before adopting the eastern side of a woodland/tree belt, which forms part of the Goodmanham Dale Local Geological Site. The boundary then crosses the disused railway in a straight line and continues south along a post and rail fence to the east of the property Acorn Hollow, to then intersect with Spring Road.

At Spring Road, it crosses in a straight line and then heads west for a short distance along the southern edge of the road before turning southeast along the western edge of a farm track toward Goodmanham Lodge. After a short distance where the track meets another, the boundary departs southwestwards along a hedgerow, and then turns south and southwest along a gappy hedgerow demarcating two fields. Part of this boundary also forms the Parish boundary. On reaching the Yorkshire Wolds Way long distance path the boundary turns west along a hedgerow on the northern edge of the route, before crossing the route and following another hedgerow along the southern edge of the route. Where it intersects with woodland the boundary adopts the southern edge of the wood and then turns south, west, north, west, north and west again, along hedgerows which visually define the valley, until it intersects with Spring Road.

On reaching Spring Road, the boundary turns west along the southern side of the road as far as the junction with Red Lane. Here it crosses the Spring Road to head north along the western side of Red Lane. At the junction with Goodmanham Road, it crosses the road and turns west along the north side of the road under the railway bridge and then turns northeast

along the western side of the railway embankment, before adopting a hedgerow heading north.

It follows the hedgerow as far as a woodland where it turns west and then north, along the western edge of the wood. It then cuts across from the northern tip of the wood to a hedgerow to the northeast, before turning north, then west and then north again, along further hedgerows. Here the boundary intersects with a public right of way/track and continues northwards along a hedgerow to the west of the track. On reaching a layby, it crosses the layby road and continues along its northern/western edge to meet the A614. Here it crosses the road at right angles and adopts the hedgerow on the northern side of the main road, before heading southwest along the northern side of the road, as far as the roundabout with Intake Hill.

Boundary Considerations:

Key issues Influencing the Boundary Line in this section include:

Incongruous features influencing Goodmanham Dale

The extent to which incongruous features impact on the qualities of Goodmanham Dale were reviewed as part of the boundary setting process. In particular, consideration was given to the effects of two 34.5m high wind turbines at Weighton Wold which are partially visible in the western part of the dale. These turbines are relatively small in scale and are set back away from the edge of the dale slopes such that their effect on perceptions of scale and the rounded skylines are limited. Similarly, the effects of the large-scale barn development at Round Hill have been reviewed and although it is considered to adversely affect the rounded qualities of the skylines visible within the dale, its influence is nonetheless localised and partially mitigated by topography. On balance therefore these influences were not considered to be sufficiently strong to alter the definition of a boundary which enabled Goodmanham Dale to be included in the proposed AONB designation.

Transitional nature of the landscape to the east of the A614 and features of interest on the edge

The Natural Beauty assessment identified land east of the A614 and Goodmanham was in transition in terms of its landscape quality and scenic quality. This was reviewed in more detail at the boundary setting stage. The landscape was considered to be in transition as a result of intensive arable farming and evidence of field boundary loss. Here the open farmland expresses less distinct variations in topography and declining elevation as part of the chalk dip slope. It also affords long distance views towards wind farm and pylon development to the east and south. From the land east of the A614, the deeply incised Goodmanham Dale to the south is not readily apparent.

It was also noted that the dry dale of Goodmanham, which reflects many of the qualities of other dry dales further north, was also in transition in the east. Here it becomes less clearly defined as it broadens and the valley sides become shallower and the dale itself, less deep.

The transitional nature of the landscape has therefore required a boundary to be defined conservatively at the higher quality end of the transition in accordance with Natural England Guidance. Consideration was given to defining a boundary to the east of Middlethorpe Farm where the topography becomes more pronounced forming Middlethorpe Dale and including the village of Goodmanham and the distinctive Goodmanham Dale to the south. However, drawing a boundary this conservatively would have resulted in a number of features of interest

close to the edge being excluded, especially in the area of Enthorpe. Here there is a cluster of features including SINC's associated with Ashslack Wood and Enthorpe Wood, the SSSI along the dismantled railway at Enthorpe Cutting (comprising the best exposure in England of the stratigraphically important lower Burnham Chalk) and a group of tumuli which are scheduled monuments (cropmarks). This area also includes the Kipling Cotes Racecourse which is a wide track associated with the culturally significant Kiplingcotes Derby, held each year.

Further south, within the transitional part of the Goodmanham Dale, features of interest include a continuation of the Local Nature Reserve and SINC along the disused railway, as well as the southern part of the Kipling Cotes Racecourse which follows a rural lane. These linear features of interest are considered to pass through landscape which is declining in condition and scenic quality and these features are not considered to make a material contribution to natural beauty in these locations, such that the wider area qualifies for national designation. In these circumstances, it is not unusual for linear features of interest to be split by a proposed landscape designation boundary.

On this basis consideration was given to defining a boundary which extended slightly further east to include the features of interest around Enthorpe, however in a number of locations it was difficult to follow clear features on the ground and or the boundary was becoming convoluted. On balance it was concluded that a pragmatic boundary should be defined along the eastern edge of the northern half of the Kipling Cotes Racecourse. This enabled the majority of the features which make a material contribution to natural beauty to be included within the proposed AONB boundary (woodland, geological site and race track). This also enabled land with the most topographically distinctive landform to be included, whilst still excluding more transitional and lower quality land between Garsome Dale and Goodmanham Dale.

Further east the landscape was not considered to meet the natural beauty criterion. As noted in the Natural Beauty assessment, this has implications for the further consideration of South Dalton parkland which was noted in the natural beauty assessment as a high-quality parkland landscape but separated from the wider area proposed for designation by non-qualifying land. In terms of wash over, Natural England Guidance highlights that the decision to include land that does not itself meet the technical criteria, in order to bring in an area that does, depends on its location, scale and the effect of including that land. It also stresses the need for particular care at the margins of a designation. The South Dalton parkland lies some distance to the east of the area considered worthy of designation, on lower lying land and at the margins of the dip slope transition. To the north and south of the non-qualifying land is similar open arable intensively farmed landscape, typical of the dip slope. The non-qualifying land cannot therefore be said to be sufficiently surrounded by qualifying land to justify the application of wash-over. Furthermore, the scale of the qualifying parkland landscape is smaller in extent to the area which would need to be washed over. The boundary was therefore drawn further west, and conservatively within an area of transition and wash-over was not applied.

In summary, it was concluded that the outstanding qualities of the western parts of Goodmanham Dale justified extending the boundary south of the A614 in order to bring in the most distinct and dramatic parts of the dale as well as the historic settlement of Goodmanham and its church, which is a local landmark and visible from the land north of the village. This landscape also includes the most topographically varied and undulating arable farmland, whilst avoiding an overly complex/convoluted boundary.

Easily Distinguished Features

Through this section the boundary predominantly follows hedgerows as well as farm tracks. Given the intensively farmed nature of this landscape, a number of the hedgerows are gappy and where there are gaps in the hedgerow the boundary follows a straight line between sections of hedge.

Administrative Boundaries

The boundary follows the Parish boundary to the south of Round Hill. This boundary is marked by a gappy hedgerow and there is a short section where the hedgerow has been lost altogether. This is considered acceptable as there are no other suitable boundary features due to field boundary loss in this area generally.

Settlements

The settlement of Goodmanham has been included in its entirety, this includes some more recent development which has extended along Goodmanham Road towards Market Weighton and beyond the village Conservation Area. This development forms part of the village development limit as defined in the East Riding of Yorkshire Local Plan.

The town of Market Weighton has not been included within the proposed boundary in accordance with the Natural Beauty assessment. Care has also been taken to exclude land which is influenced by the margins of the settlement and gentle slopes which are intensively farmed and face outwards towards the lower lying landscape to the east, either side of Londesborough Road.

Development

There is an approved planning application for the construction of a sub-surface cable route from Drax Power Station to Fraithorpe Coastline with associated accesses and temporary construction compound in association with the Scotland to England Green Link. This was approved in March 2023 (planning application reference 22/01990/STPLFE). The route passes to the south of the Goodmanham Dale, crossing the valley at the junction of roads around Station House before bending round to the northeast. The landscape effects of the proposed development were identified as localised and temporary and would give rise to a Minor Adverse landscape effect overall. This development has been taken into account when defining the proposed boundary, especially at the eastern extremity of the area, where the landscape is transitional. It provides further justification for drawing the boundary to the west of the junction between Spring Road, Kiplingcotes Lane and the disused railway.

Features of Interest

The boundary has been drawn to include a number of features of interest including Goodmanham conservation area and listed buildings, the most topographically distinctive parts of Goodmanham Dale, Rifle Butts Quarry and Kiplingcotes Chalk Pit Quarry SSSIs, part of the Hudson's Way Local Nature Reserve, Local Wildlife Sites including Millbeck, Rifle Butts Quarry, Spring Dale, and parts of Goodmanham Dale and Market Weighton – Driffild Railway Local Wildlife Sites. It has also included Ashslack Wood SINC and Enthorpe Cutting SSSI and part of the Kipling Cotes Racecourse. Some of these features are not included in their entirety and are dissected by the proposed boundary. This is not unusual where there are linear features of interest, which extend into lower quality landscape.

4.9 Proposed Boundary Section I: Intake Hill to A166 Garrowby Street

**Maps 10a, 11a and 12
Evaluation Areas 10a and 11a**

Boundary Description:

At the roundabout with Intake Hill, the boundary follows the northern edge of the road round the roundabout and crosses the lane named Intake Hill in a straight line, before adopting the western edge of the lane and heading in a northerly direction. It follows the lane for some distance. On reaching a T junction it continues straight, then turns northeast along the northern side of Shiptonthorpe Lane as far as Cleaving Garth Road, on the outskirts of Londesborough. Here it turns northwest along the southern side of the rural lane and continues all the way to the next road junction at Partridge Hall.

At the T junction, the boundary crosses the road in a straight line and then turns east along the northern side of the road, across the farm access road to Partridge Hall and then turns north along a post and wire fence. It continues in a northerly direction around the farm buildings and hard standing to then follow a gappy hedgerow. Before crossing under the pylons, the boundary turns west along another hedgerow and intersects with Yorkshire Wolds Way long distance route. It adopts the gappy hedgerow to the west of the path heading north to the edge of Thorns Wood. At the corner of the wood, the boundary turns west along the southern side of the wood, and then follows a hedgerow heading west. At Nunburnholme Beck, it crosses the watercourse in a straight line and then adopts a further hedgerow, to the south of the path, as far as lane called Long Hill.

At Long Hill, the boundary crosses the road in a straight line and continues to follow a hedgerow in a northwesterly direction. Prior to meeting the Stockbridge Runnel the boundary turns north to follow a hedgerow which flanks the southeastern side of the Stockbridge Runnel to meet Lowfield Lane. On reaching the lane, it turns west along the southern side of the lane, and then turns north along the western side of Featherbed Lane, as far as the junction with the B1246.

At the road junction the boundary crosses the B1246 in a straight line and changes direction to continue along the northern side of the road as far as the junction to Kilnwick Percy. Here the boundary crosses the junction and adopts the western side of the road turning northwards, past the golf course and along the road as it bends to the northeast. It then leaves the road along a hedgerow, heading in a northerly direction towards a small copse. It continues around the western side of the copse, crossing a track and then continues in the same direction along the eastern side of the track, followed by a hedgerow, to intersect Foxcovert Wood. Here the boundary turns west along the southern edge of the woodland and northwest along the western edge of the woodland and a hedgerow to intersect with Millington Beck. It then turns east along the centerline of the beck for a short distance before turning north, then west and then north again along a hedgerow towards Mill Farm. Here it meets the access road to the Farm and follows the eastern side of the road round to the northwest. Before the road bends round to the southwest the boundary cuts across the road in a straight line to the northern side

of the lane called The Mile. The boundary then follows the northwestern side of the lane until it becomes Grimthorpe Hill after the junction with Swineridge Lane. It then turns southwest along the first hedgerow continuing along the southern edge of Grimthorpe Wood. It continues to follow the edge of the woodland around its southwestern edge (also the Parish boundary), and then along a hedgerow defining the edge of open access land, before changing direction to follow another hedge northwest, to join with Meltonby Road.

The boundary then crosses the road at right angles and turns northwards along the western side of the road, past The Bungalow before turning southwest along a hedgerow, to the south of woodland, as far as a ditch and hedgerow. Here it turns north along the hedgerow and before reaching Back Lane, it turns southwest again, along a hedgerow to Mill Hills. Here it adopts the southern side of a lane, crossing Bishop Wilton Beck, and then heads north, following the western side of the lane, to meet Belthorpe Lane. It crosses the lane in a straight line and continues northward along the western side of Thorny Lane to meet with Bray Gate. Here it crosses Bray Gate at right angles and turns east along the northern side of the road and takes the first hedgerow to the north. It continues northwards along a series of hedgerows (some gappy). South of Garrowby Lodge it changes direction along a hedgerow to the east and then north again to connect with Garrowby Street.

Boundary Considerations:

Issues Influencing the Boundary Line

The key issues affecting the boundary line in this section include:

The transitional nature of the lower scarp slopes

These slopes are relatively shallow and more intensively farmed than the steeper slopes of the scarp and are in places affected by urban fringe land use such as golf course east of Pocklington and horse paddocks on the fringes of villages, or by farm development such as large chicken sheds west of Pocklington Wood.

In places, the lower slopes of the scarp form a sweep of landscape which is unbroken by development and shows a strong visual and physical connectivity with the rising land of the scarp. The transitional nature of this landscape is reflected in the landscape character assessments for Ryedale District and East Riding of Yorkshire which define the change from the scarp slopes to the Vale of York in slightly different locations. In many cases the rural lane running along the lower slopes of the scarp forms a good boundary to the proposed AONB, where there is a strong contrast in natural beauty between the scarp slopes and wider flatter farmland. This is consistent with the approach adopted elsewhere along the boundary e.g. along the northern scarp. However, in some situations the boundary has been drawn slightly further to the west – for example in the area of Bishop Wilton and also south of Lowfield Lane, west of Nunburnholme. In both areas the use of the lane at the foot of the scarp as the boundary was discounted because it would have excluded lower slopes which are a continuation of the scarp and where the enclosure pattern remains relatively intact, contributing to a high-quality setting to the villages.

In the area around Partridge Hall Chalk Quarry the condition of the scarp slopes is affected by incongruous features including the quarry, farm buildings at Partridge Farm and pylons south of Nunburnholme. In this localised area the landscape is not considered to meet the natural beauty criterion, however the slope in which the quarry sits forms part of the chalk scarp which is a strong geomorphological feature, and the quarry itself is surrounded on three sides by qualifying land. Here a pragmatic decision was reached to wash over the quarry and pylons and to draw the boundary to include the whole scarp. The boundary chosen allowed the lower lying and lower

quality land to the west, including farm buildings at Partridge Hall Farm to be excluded.

Similarly, west of Grimthorpe Wood the boundary is taken close along the edge of woodland and along the Parish boundary in order to exclude transitional land to the west and where the landscape is affected low voltage pylons.

Easily Distinguished Features

The boundary predominately follows lanes and hedgerows through this section, as well as minor watercourses for some short sections.

Administrative Boundaries

In a number of locations, the boundary follows Parish boundaries. These boundaries are frequently marked by mature hedgerows and watercourses. In a few locations they do not follow anything clear on the ground.

Settlements

The settlements of Bishop Wilton and Nunburnholme are included in their entirety. Although located close to the boundary they each sit within an area of qualifying land, are closely associated with the scarp slopes and reflect high quality examples of scarp foot villages. Bishop Wilton is located along a spring line which runs through the center of the settlement. Whilst inward looking, the rising land of the scarp forms an important backdrop to the village enhancing its qualities. Similarly, the intact settlement character, vernacular buildings and distinctive form of the village, the small enclosures and evidence of ridge and furrow also contribute to the natural beauty of its immediate setting. A similar situation can be found at Nunburnholme, which is located within a narrow valley and nestled into the foot of the scarp. Views towards the village and of the village church, which sits in a peripheral location to the west, contribute strongly to the natural beauty of the wider area.

The settlement of Pocklington has not been included within the boundary in accordance with the findings of the natural beauty assessment. Furthermore, Kilnwick Percy golf course, club house and associated holiday accommodation has also been excluded, given its peripheral location and characteristics, which have altered traditional landscape patterns.

Development

Partridge Hall Chalk Quarry is an active quarry site. The site is not especially visible from land adjacent but is more evident from longer distant views to the west. Nevertheless, the noise of machinery within the quarry reduces perceptions of tranquility in the local area and the erosion and dust effects of vehicles accessing the quarry are apparent along the lanes heading west. Furthermore, this quarry site sits within a landscape which is also affected by two 33kV overhead lines. Although there are proposals to improve the restoration of the quarry site through inert fill, this proposal is only at scoping stage, and no formal application has been received and it is likely that activity at the quarry will continue for some time. Given the activity at the quarry, its effect on the locality, and the influence of the overhead lines to the north, this landscape is considered to be fragmented and of lower landscape quality. Nevertheless, as noted above it is also acknowledged that this land forms part of the distinctive scarp slope. A pragmatic decision has therefore been reached to include the scarp in its entirety, washing over the quarry and some pylons but excluding lower lying and lesser quality land to the west.

Features of Interest

Consideration was given to the inclusion of Londesborough Avenue (part of Registered Park and Garden). However, the landscape on the edge of the lower scarp is transitional and the avenue itself is fragmented. Although care was taken to draw the boundary to

include the most intact part of the avenue, this was reviewed following Statutory Consultation and the receipt of other requests to extend the boundary further to the west. On balance it was considered that parts of the avenue were not in good condition, and given the transitional nature of the landscape, the continuation of the boundary along Intake Hill would be more robust. As a result, a slightly larger part of the Registered Park and Garden is excluded.

Consideration was also given to the inclusion of the wooded secondary scarp north of Pocklington at Pocklington Wood. This topographic feature is separated from the wider area of the main scarp by the Kilnwick Golf Club. Furthermore, the secondary scarp slopes are affected by road noise and the fringes of Pocklington. On balance the boundary has been drawn conservatively and pulled back to exclude the secondary scarp west and south of Foxcovert Wood. This ensures that the most complex slopes where the watercourses of Millington Beck and Ridings Beck emerge are included, whilst excluding areas which are affected by development and the golf course and where the landscape is flatter and intensively farmed. This approach has also resulted in the exclusion of the Ousethorpe medieval settlement which is a scheduled monument just to the north of Pocklington Wood. It comprises earthworks which sit within permanent pasture, but its location is peripheral, on relatively flat land beyond the scarp. It is also crossed by pylons which are visually prominent due to the openness of the site and flat topography. On balance the landscape context of this site was not considered to meet the natural beauty criterion, and the boundary was therefore drawn further to the east.

4.10 Proposed Boundary Section J: A166 Garrowby Street to Sutton Wold

Maps 12 and 13
Evaluation Areas 8 and 9

Boundary Description:

The boundary crosses the A166 at right angles and turns west, following the northern edge of the road as far as Barf Lane. Here it turns north, along the western side of the lane. Before reaching the village of Bugthorpe, it turns southwest along a mature hedgerow, and then northwest along another hedgerow to join Main Street. It crosses Main Street at right angles and continues along the northwestern side of the road for a short stretch, before turning northwest and then northeast along a post and rail fence which marks the boundary of Bugthorpe Primary School. It then joins Stephenwath Lane, continuing northwards along the western edge of the lane. It continues northwards to the intersection with Bleaberry Lane.

At Bleaberry Lane, it crosses the lane at a right angle and continues northwards along the western edge of Stephenwath Lane, including Barthorpe Bank within the proposed boundary. It crosses Acklam Beck before reaching the junction with a lane leading to Acklam. Here it crosses Stephenwath Lane at right angles and continues along the northern edge of the lane towards Acklam. After a short distance, the boundary leaves the lane heading northwards along hedgerows to the edge of Leppington Wood. It then follows the western edge of the woodland until reaching a hedgerow along Whitecarr Beck. Here it turns west to follow the hedgerow and vegetation to the south of the Beck and pond, as far as Leppington Lane. The boundary crosses the lane and heads north along the western side of the lane heading towards Ox Leas Farm.

Prior to reaching the farm the boundary turns west and follows the Parish boundary which is marked with a hedge. It follows this boundary as far as the junction with Mook Street where it crosses the road in a straight line and turn south along its western edge before crossing Low Lane in a straight line and turning west along the southern hedgerow of Low Lane as far as the junction with High Lane. Here the boundary continues along the southern side of High Lane heading in a southwesterly direction towards Howsham.

On reaching the village of Howsham, it turns north along the western side of the main street joining the boundary of the Howardian Hills AONB grid reference SE 73805 62613.

It follows the boundary of the Howardian Hills AONB northwards contiguously as far as Minster Hill, just north of Menethorpe. Here it departs from the Howardian Hills AONB boundary at grid reference SE 76608 68246, crossing the railway line and continuing east along a hedgerow to Menethorpe Lane. It crosses the lane and turns south along the eastern side of the lane for a short distance, before turning east and then south along post and rail fencing and hedgerow to include a small area of pasture and woodland before turning east and then south along a hedgerow. Where the hedgerow stops the boundary extends in a straight line, crossing Menethorpe Beck before adopting the southern side of vegetation lining the watercourse and then a hedgerow. Here it turns south and continues along hedgerows heading south before turning east again along a hedgerow at the top of Howlbeck Bank. It then turns south, along a hedgerow, to join Ruffin Lane, where it turns east along the northern side of the lane.

On reaching the junction with Moor Hill road, it crosses the main road and heads north along the eastern side of the road, up Moor Hill and Welham Hill, as far as a mixed woodland copse on Sutton Wold. Here it joins with the beginning of the boundary at Section A at grid reference SE 78907 68804).

Boundary Considerations:

Issues Influencing the Boundary Line

The key issues affecting this section of the boundary relate to the transitional nature of the landscape along the Mook Street and Moor Hill north/south corridor, where the farmland has a more open character and lacks the topographic distinction associated with the Derwent Gorge to the west and the outlier hills of the Yorkshire Wolds, such as Fox Covert Hill and Hanging Hill to the east. Furthermore, this corridor of land is also affected by a 132kV overhead line which runs largely parallel with the road, and some large modern farm buildings such as at Kennels Farm, which are prominent in the more open landscape.

Consideration was given to pulling the proposed AONB boundary back to the east to exclude the road to Malton and the 132kV overhead line corridor, as well as areas of open arable farmland which have experienced field boundary loss and amalgamation such as around Scalla Moor and Four Lane Ends. However, this would have resulted in the exclusion of the high quality and distinctive settlements of Menethorpe, Westow and Howsham which lie immediately adjacent to the Howardian Hills AONB and the qualifying undulating farmland which surrounds them, as well as the small, incised, and pastoral watercourses of Menethorpe Beck, and Mill Beck which create visual interest and variety. Whilst the 132Kv line passes through this landscape, where it crosses the becks and more undulating and wooded landform between Howlbeck Bank and Self Hills, its visual impact is lessened. Furthermore, the Desirability Assessment noted the potential opportunity for funding and resources to potentially underground overhead lines should they fall within an area otherwise suitable for AONB designation. Whilst in theory the settlements of Menethorpe, Westow and Howsham could be included within the Howardian Hills AONB as part of a future boundary variation, there are currently no plans for a boundary review of this nature. On balance, given the narrow and limited area of transitional landscape between qualifying areas, a boundary was defined which extends across the road and pylon corridor to be continuous with the Howardian Hills AONB. This was not extended to the north of Menethorpe where the landscape is more open, intensively farmed, less undulating and more influenced visually by the pylon route. Here intensive arable farming often extends up to the edge of Menethorpe Beck. Similarly, to the south, the boundary was not extended beyond High and Low Lane, again due to the transition in scenic quality and character. Care has been taken to define the boundary conservatively to the north and south in accordance with NE Guidance. In places some areas of lesser quality land have been washed over in order to include those areas showing greatest topographic variation in the form of distinctive hills and incised valleys where they contribute to natural beauty.

Easily Distinguished Features

The boundary follows the existing Howardian Hills AONB boundary between Howsham and Menethorpe, giving a contiguous boundary between the existing Howardian Hills AONB and the proposed new AONB. Elsewhere, it follows the edge of minor lanes, hedgerows and farm tracks.

Administrative Boundaries

The proposed boundary adopts a Parish Boundary between Leppington Lane and Mook Street. This administrative boundary is marked by a mature hedgerow and therefore is a clear feature on

the ground.

Settlements

The proposed boundary includes the outstanding villages of Howsham and Westow and the hamlet of Menethorpe. All three settlements comprise attractive vernacular buildings built of warm Jurassic limestone with pantile roofs and have a strong streetscape and each sit within an area of high-quality landscape and make a positive contribution to the natural beauty of the area.

At Bugthorpe, the village was considered to sit within an area of qualifying land and comprise a high-quality intact settlement with a strong vernacular and visual unity as well as landmark church and distinctive streetscape. The boundary was drawn to include the whole of the settlement. However, the village school lies to the south of Stephenwath Lane, outside of the settlement boundary as defined in the local plan and is defined by a post and rail fence. Options were considered to include the school with the boundary following the post and rail fence or to exclude the school and follow the southern side of Stephenwath Lane. On balance it was considered preferable to include the school and to prevent the splitting of the settlement by the proposed boundary.

Careful consideration was also given to the village of Leppington which is located on the edge of the Candidate Area. This settlement comprises a single street and is made up of an eclectic mix of houses from different ages and sits in an elevated location. The landscape which surrounds the village is considered to be a transitional landscape where natural beauty is declining to the north, west and south and includes some large-scale farms which sit in prominent locations on open slopes. Whilst it is acknowledged that the field enclosures to the east of the village reflects early strip field enclosures, on balance it was considered that this settlement sat in a peripheral location and did not contribute to the natural beauty of the landscape. Given its location and lack of historic interest it was concluded that the boundary should be drawn back to be drawn conservatively within the transition.

Development

Kennythorpe Moor Sandpit (west of Burythorpe) lies within a high-quality landscape and is surrounded by and contained by mature woodland. The active extraction of silica from this site is not considered to have an adverse effect on the natural beauty of the area and given the site is located within a sweep of qualifying land, it has been included within the proposed designation.

Features of Interest

The proposed boundary has included features on the edge including SINC sites such as Self Hills near Howsham, which comprises an old established semi-natural neutral grassland, and Beck Dale SINC, comprising ancient long-standing neutral to calcareous woodland and grassland along the incised beck. The boundary also includes historic features such Low Lane which forms a green lane and recreational route.

As noted above the boundary also includes the historic settlements of Howsham (currently split by the Howardian Hills AONB boundary), Westow and Bugthorpe all of which contain a high concentration of listed buildings and are conservation areas.

The boundary has also included the incised landscape associated with How Beck and Mill Beck and the isolated rural buildings associated with farms and former mill buildings, mill races and ponds and the dispersed buildings associated with Menethorpe along Menethorpe Beck.

4.11 Proposed Boundary Section K: Cat Nab to Dykes Plantation

Map 14a
Evaluation Area 6

Boundary Description:

From Cat Nab the boundary heads northwest along the mean low watermark, including the coastal foreshore and cliffs within the proposed boundary.

The boundary leaves the mean low watermark and extends in a straight line south across the open sands of Speeton Sands and up Middle Cliff to join the eastern edge of a track along the outskirts of the Reighton Sand Holiday Park. It then leaves the track and continues in a straight line, to intersect with a gappy hedgerow and fenceline to the south of Middle Cliff. Here it turns west along the hedgerow/fence on the south side of the holiday park as far as a farm track south of Moor Farm. It crosses the track in a straight line and turns south along the western side of the track. On reaching the Old Beck, west of The Ings, it turns west along the course of the beck and south of the sewage works. To the west of the sewage works, the boundary turns north along a hedgerow to the west of the access track. It crosses Watson's Lane and then turns west along the northern side of the lane. On approaching the village of Reighton, the boundary turns south, crossing the lane and adopting the conservation area boundary to the west of the village. It follows this to just northeast of the church where it meets a public right of way. Here it turns east along the path and then bends southwards, along a post and wire fence and hedgerow. Where it meets the conservation area boundary, it turns east for a short distance before turning south again to meet the private access drive to Reighton Hall. It crosses the drive at right angles, and then turns southeast along the southern side of the driveway, before skirting around the outer southern edge of mature woodland which defines the house grounds. At the southeast corner of the woodland the boundary turns north along the eastern edge of the woodland and then continues along a field boundary turning east. It continues eastwards as far as the security fencing to a communications site, following the fencing first north, then east then south. It then adopts the northern edge of an area of scrub along a post and wire fenceline heading east and continues along this field boundary towards Speeton. On the edge of Speeton it adopts the hedgerows which define property boundaries, turning north and east before adopting the southern side of Coastguard Hill. It follows the southwestern side of the track heading north and then the property boundary of 1 Coastguard Hill, first west and then north. On reaching a farm track to the north of the property it turns east along the southern edge of the track before crossing it at right angles and continuing along field boundaries first north, then east then north again. Just beyond Bluebell Shepherd's Hut it turns east again along field boundaries and then the northern side of an access track. It continues to follow the outer edge of the track turning south. On reaching the southern edge of an area of scrub it adopts the southern field boundary, crossing a farm track and continuing east to a second farm track where it turns south along the western edge of the track. On reaching the property boundary to Woodbine Farm it crosses the track at right angles and adopts the property boundary turning south. It continues along the property boundary through an area of woodland and then follows the property boundaries to the west of the public right of way. On reaching the access road to St Leonard's church it turns west then south along the outer edge of the access road to join Main Street. Here the boundary changes direction heading east along the north side of Main Street. Just past the pond it adopts the edge of woodland first north for a short distance and then east, cutting through a plantation and continuing in an easterly direction along a hedgerow boundary which defines the northern edge of Manor

House Farm, and then the northern edge of a recent plantation before reaching a farm track. Here the boundary crosses the track at right angles and then turns south along a fenceline, east of a recent wood plantation, to join Speeton Gate (B1229). Here the boundary turns east along the northern side of the road.

Where the boundary reaches the outskirts of Buckton it turns north along the eastern side of Huddy Cows Lane before turning east along a gappy hedgerow. It continues for a few fields and then turns south along a post and wire fence before turning east again at the next gappy hedgerow. South of Bempton Grange the boundary adopts the southern side of the farm access road, continuing in an easterly direction for a short distance. It then turns north and then east along hedgerows to join Cliff Lane. Here it turns south along the western side of the lane and then crosses the road at right angles and heads east along the hedgerow immediately to the south of Blakehowe Lane. Where this lane becomes Stonepit Lane, it continues in an easterly direction first along the hedgerow south of Stonepit Lane, then the southern edge of the lane, and finally a further section of hedgerow to the south. Until it intersects with another hedgerow. Here it turns south along the hedgerow and then east again along another hedgerow to reach the edge of woodland called Dykes Plantation.

Boundary Considerations:

Factors Influencing the Boundary Line

The following issues have been influential in determining the boundary in this section:

The extent of the inland boundary

The natural beauty assessment concluded that land which met the natural beauty criterion occurred along the coast including the foreshore, cliffs and inland farmland fringe and that this latter landscape comprised the distinctive Speeton Hills and subtle small hills which rise inland of the cliffs, and which help to visually distinguish the transition from the coastal farmland to inland farmland. Reference was made to the local Landscape Character Assessments which also make this distinction. The Natural England Guidance makes it clear that visual association may be used to help define the extent of land for inclusion where there is a transition. On this basis the boundary has been drawn to include distinctive and sometimes subtle hills including Speeton Hills, Speeton Moor, Standard Hill and Metlow Hill which help define areas where the coastal influence is most strongly felt.

In the area between Speeton and Reighton, a boundary along the ridge of the Speeton Hills and at Beacon Hill was sought. Initially it was felt that there was no clear feature on the ground to follow and a pragmatic decision was reached to extend the boundary one field south, in order to adopt the clear edge of the road enabling the whole of the Speeton Hills, which frame and make a particular contribution to the scenic qualities of the coastal landscape, to be included. In light of responses received during the Statutory and Public Consultation, the boundary was reviewed in the Speeton area. Concerns were raised regarding the splitting of the settlement, especially to the north of Speeton and along the B1229. In reviewing this area, Natural England also sought to exclude the communications site which is a local incongruous feature. As a result, the boundary has been pulled back to the north. This excludes areas of development and fragmentation but still enables the Speeton Hills Site of Importance for Nature Conservation to be included as well as the northern side of the Speeton Hills which contribute coastal scenery in this area.

Complexity of boundary around settlements

The natural beauty assessment noted the development which has occurred inland of the cliffs

and, in places, visually intrudes e.g. Reighton Sands Holiday Park. Therefore, when defining the boundary care has been taken to include land which relates closely to the coast whilst also excluding incongruous development.

Furthermore, consideration has been given to finding clear features on the ground for the boundary to follow and avoiding an overly complex boundary, especially around settlements. In the case of the eastern side of Reighton a decision was reached to use the conservation area boundary around the settlement. As noted above, the boundary on the edge of Speeton has been amended such that it no longer follows the Development Limits of the settlement, as defined in the Scarborough Local Plan, in order to exclude development to the north of the village. Natural England accepts that this results in a slightly more convoluted boundary. It nevertheless enables the inclusion of key features of interest which contribute to the natural beauty of the area including northern slopes of the Speeton Hills, Speeton church and the local wildlife site.

Easily Distinguished Features

In this coastal landscape many of the field boundaries are defined by post and wire fencing. It is acknowledged that this is not as permanent a boundary feature as alternatives such as the edge of a road or track. However, where no alternatives exist, which enable qualifying land to be included within the proposed AONB, fenced boundaries have been used in a number of locations.

In places, it has not been possible to identify a clear feature on the ground for the boundary to follow. These areas are relatively small in extent but include the section of boundary between the mean low watermark and edge of Reighton Sands Holiday Park and south of Watson's Lane on the outskirts of Reighton village. In these places, a straight-line boundary between two mapped points has been adopted.

Administrative Boundaries

The boundary does not follow any administrative boundaries in this section.

Settlements

The settlements on the fringes of this coastal landscape, namely Reighton, Speeton, Buckton and Bempton, have all been excluded and treated in a consistent way. The natural beauty assessment noted that these settlements contain a number of vernacular buildings which make a positive contribution to their character and quality and that, with the exception of Bempton, they retain a small scale and intact village form. Nevertheless, the settlements also show a degree of modern infill development, and all four settlements sit on the fringes of the area and are not surrounded by qualifying land. On this basis, a decision was taken to exclude all four settlements on the fringes of qualifying land, treating them consistently and in accordance with Natural England Guidance.

Development

There are no known allocations or planning permissions which have influenced the boundary in this section. The Development Limits for Reighton as set out in the Scarborough Local Plan, were consulted when defining the boundary. However, it did not accurately depict the curtilages of properties or land which has a developed character and therefore the boundary of the settlement conservation area was adopted for part of the boundary around the settlement. In the case of Speeton, the Development Limit as defined in the Scarborough Local Plan was used to define the boundary north of the settlement. Although this resulted in the inclusion of some development north of the village, it nonetheless helps to reduce the complexity of the boundary around the settlement.

Features of Interest

This section of the boundary includes the Huddy Cow Spring SSSI and a significant part of the Flamborough Head SSSI. This latter designation extends further northwards along the coast to the north of Reighton Sands Holiday Park. This area was considered to not be surrounded by qualifying land and is influenced by its context adjacent to Reighton Sands Holiday Park. Similarly, the Scheduled Monument associated with Danes Dyke was included where it relates to the coastal fringe farmland, but where it extends southwards into landscape which is not regarded as meeting the natural beauty criterion, it has been excluded. The splitting of linear features of interest is not unusual when defining boundaries to nationally protected landscape, where they extend into areas where the natural beauty criterion is not considered to be met.

The Conservation Area at Reighton is partially included within the boundary where its western fringes form part of the wider tract of qualifying land. This includes the land associated with Reighton Hall. Similarly, the church at Speeton, which sits slightly separated from the village, has been included within the boundary and makes a particular contribution to the natural beauty of the area.

4.12 Proposed Boundary Section L: Dykes Plantation to Cat Nab

**Map 15 and 16
Evaluation Area 6**

Boundary Description:

From the western edge of Dykes Plantation, the boundary cuts across the woodland in an easterly direction and then turns south along the western edge of the earthwork, before turning east to cut through the earthwork and adopt a hedgerow boundary. It continues along the hedgerow south of Wold Farm. On reaching the farm track, it turns south along another hedgerow. South of Metlow Hill, it turns east and crosses the farm track at right angles, before continuing along a hedgerow, and then post and wire fence, to the boundary of a small woodland copse, south of Sixpenny Hill. The boundary turns north to the edge of the woodland and skirts around the southern and eastern side of the woodland, before adopting a post and wire fence heading east. Where the fenceline meets the Thornwick Village Holiday Park it turns north, east, north and east again along the edge of the site following a post and wire fence. It then turns south and then east along another post and wire fenceline which demarcates the open space provision as part of the holiday village. As the fenceline bends to the south, the boundary adopts the western edge of the footpath which extends around the area of wetland and scrub. As the footpath turns eastwards and meets another path south of the gully, the boundary crosses the path in an easterly direction and intersects with a post and wire fence that demarcates a further area of open space associated with the holiday park. It follows this fence line in a northeasterly direction, then turns east and then south. Where the fence meets a rural track, the boundary turns east along the northern side of the track, to the intersection with the access road leading to North Marine Road. It crosses the access road and continues northwards, along the eastern side of a track, before turning east along a post and wire fence and then south following the fenceline along the outside of Holmes Gut. It crosses Holmes Gut in a straight line heading southeast and then turns northeastwards again along a post and wire fence on the outskirts of the ravine. Prior to reaching the coastal path, the boundary turns southeast along the northern edge of North Landing car park.

From the corner of the car park, the boundary crosses the access road and follows the edge of the visitor building northeast and then adopts the southern side of the coastal path heading east. Where the coastal path turns sharply to the north, the boundary continues to follow the property boundaries at Marine Valley in a southeasterly direction. At the eastern corner of the properties the boundary turns east crossing a track before adopting a gappy hedgerow travelling in a southeasterly direction. It then turns southwest, along a post and wire fence, west of a farm track and then crosses the track at right angles and continues southeast along a further gappy hedgerow. On reaching a scrubby area of wetland, the boundary turns south along the western edge of the wetland, following a post and wire fence to the east of a watercourse. After a short distance it turns southeast along another post and wire fence which defines the wetland area to the north. It then adopts a watercourse continuing southeast and then turns east around the southern part of the wetland before connecting with a post and wire fence turning northwards. It follows the post and wire fence north for a short distance and then turns east along a hedgerow which defines the outer edge of scrub, at the fringes of the Flamborough Head Golf Course. The boundary then turns north and then east along a post and wire fence at the northern perimeter of the golf course and continues straight and east until it intersects with the coastal path. Here it follows the southern edge of the path as the path bends round to the south, following the western edge of the path as it follows the east side of

the golf course. Where scrub has formed both sides of the path, the boundary departs from the path and follows the western edge of the scrub before intersecting with the path once again where it turns westwards, following its northern edge until it intersects with Lighthouse Road.

On reaching the road, the boundary turns southeast along its northern side and then turns south along the brick wall defining the lighthouse (including the lighthouse within the boundary). At the gated access, the boundary crosses the road in a straight line and skirts the edge of a grass area before continuing east for a very short distance, then southwest, west and north along a post and wire fence which defines the outer edge of the car park.

On reaching the property boundaries at Selwick Drive, the boundary heads west and then north and west along hedgerows and fences defining the rear of properties, before connecting with Lighthouse Road to the west of the properties. Here the boundary turns west along the southern side of the road and continues until the outskirts of Flamborough village.

On reaching the village, the boundary turns south along a mature hedgerow and then adopts the settlement Development Limit as defined in the East Riding Local Plan along the edge of property boundaries. It follows the Development Limit along the eastern, southern and western side of the settlement. At the junction with Water Lane, it then adopts the southern side of the lane turning west and then north to meet the B1255.

At the junction, the boundary turns west along the southern side of the B1255 as far as the west side of the linear woodland along Danes' Dyke. Here it turns south along a track and then along a fenceline on the south side of an embankment, before turning south along a fenceline which defines the outer edge of woodland. The boundary continues to follow the edge of the woodland as it turns northwest and south again, crossing a small watercourse. It then continues southeast and south to follow the outer edge of woodland. Where it intersects with a track, it turns east and follows the southern side of the track, continuing southeast and south along the edge of the woodland until it meets the coastal path. It then turns southwest along the coastal path for approximately 600m before turning at right angles south to the coast, cutting across the cliffs and wave cut platform to the low mean watermark.

On reaching the low mean watermark the boundary turns east and follows the Low Mean Watermark all around the coast and back to Cat Nab at the start of Section K.

Boundary Considerations:

Factors Influencing the Boundary

The following issues have been influential in determining the boundary in this section:

Fragmentation of Landscape by Tourism Development

The natural beauty assessment concluded that land which met the natural beauty criterion occurred along the coast including the foreshore and cliffs. In terms of the inland farmland fringe, subtle small hills which rise inland from the cliffs help to visually distinguish the transition from the coastal farmland to inland farmland e.g. Metlow Hill and Sixpenny Hill west of Thornwick Holiday Village and Starling Hill and Mill Hill south of the B1259. However, in this section of the coast, these hills are less evident between Thornwick Holiday Village and Flamborough Head, as the landscape is more open and lower lying. As a result, the transition from coastal farmland to inland farmland is less evident and the area has become fragmented visually and physically by tourism related development including Thornwick Holiday Village, North Landing car park and visitor facilities, and the Flamborough Head car park and visitor

facilities, as well as linear development along North Marine Road and Lighthouse Road. This results in an area of coastal landscape which is not regarded as meeting the natural beauty criterion and the boundary has therefore been drawn close to the edge of the cliffs, in this section, in order to exclude development.

Open Land Used for Recreational Purposes

Particular scrutiny has been given to land used for recreational purposes where the open coastal qualities of the landscape may still be retained and expressed. These areas are more finely balanced, given they retain some qualities of the coastal fringe landscape. Nevertheless, land associated with recreational development, such as the open space associated with Thornwick Holiday Village, also exhibits a more urban fringe character as a result of signage, litter bins and outdoor gym equipment. This area is also visually related to, and influenced by, the adjacent caravans. On this basis this area has been excluded from the boundary, which has been pulled back, close to the cliffs.

Another area of open recreation use is the Flamborough Golf Course. This golf course retains its open exposed coastal fringe character and includes the former Flamborough Lighthouse which is a local landmark. Nevertheless, the land is clearly used for recreational purposes and the club house is a substantial building which, along with adjacent development, reduces the natural beauty of the wider area. On balance it was concluded this area should be excluded, although the decision was finely balanced. Similar issues arise at the Bridlington Links Golf Course and recreational land to the south of Sewerby Hall and Gardens, and these areas are also excluded owing to reduced levels of natural beauty. Overall, recreational and tourism related development has substantially impacted the extent of the boundary in this section. The proposed boundary has been drawn conservatively and as a result, the area recommended for designation in the east of the area is narrow and includes just the immediate cliff tops, cliffs and foreshore.

Easily Distinguished Features

In this coastal landscape many of the field boundaries are defined by post and wire fencing and as a result this fencing has been used to define the boundary in a number of locations. It is acknowledged that on the fringes of Thornwick Farm Holiday Village the condition of fencing is poor. Nevertheless, no other alternative boundary was available which enabled the coastal cliffs and fringe farmland and coastal grassland/scrub to be included.

Similarly, in this open landscape, a decision has been made, in some instances, for the boundary to follow small watercourses/ditches, where they form the most permanent feature in the area, eg east of St David Lane

In places it has not been possible to identify a clear feature on the ground for the boundary to follow. These areas are relatively small in extent but include sections of boundary between properties on the edge of Flamborough Village. In these areas a straight-line boundary between two mapped features has been adopted.

Administrative Boundaries

The boundary does not follow any administrative boundaries in this section.

Settlements

Consistent with decision making elsewhere and the findings of the natural beauty assessment, the coastal settlement of Flamborough has been excluded. Whilst it is acknowledged that the southern part of the village and the castle have a strong and intact character with many small

lanes and vernacular buildings, the village also contains substantial areas of more modern housing to the north and linear modern development to the south along South Sea Road. A boundary has therefore been drawn which excludes the settlement in its entirety following the Development Limit as defined in the East Riding Local Plan. It was noted during the boundary assessment work that the southern fringes of the village are used as a camping and caravan site and that there is a sewage works and some areas of equestrian use which have a more urban fringe character. Consideration was given to excluding these areas, however it was concluded that these developments are screened by woodland belts and did not exert a significant influence of the landscape, and that a more robust boundary could be defined along the B1255.

Development

The proposed boundary excludes housing allocation sites associated with the north and west of the village of Flamborough, as indicated in the East Riding Local Plan. Natural England is aware that there is a current application to extend Daneswood Caravan Park (23/01588/STPLF) which lies just to the north of the proposed boundary at Mill Hill. Natural England is of the view that there is no requirement to alter the proposed boundary in this area given this application has not yet been decided and lies outside of the area proposed area for designation,

Features of Interest

The Local Nature Reserves associated with Danes Dyke, South Landing and Flamborough Head have all been included in their entirety, with the exception of the car park area at Flamborough Head. Local wildlife sites at Northcliff Marsh and Head Farm Pond have also been included in their entirety.

A significant part of the Flamborough Head SSSI has also been included within the boundary. However, this latter designation extends further westwards along the coast towards Bridlington. This area was considered not to be surrounded by qualifying land and is influenced by its context adjacent to a settlement and recreational land uses. Similarly, the Scheduled Monument associated with Danes Dyke was included where it relates to the coastal fringe farmland and incised ravine of Gell Spring, but where it extends northwards into landscape which is regarded as not meeting the natural beauty criterion, it has been excluded. The exclusion of parts of linear features of interest is not unusual when defining boundaries to nationally protected landscape, where they extend into areas where the natural beauty criterion is not considered to be met.

Appendix 1: Natural England Boundary Setting Considerations

Natural England Boundary Setting Considerations

Extract from Appendix Four of “Guidance for Assessing Landscapes for designation as National Park or Area of Outstanding Natural Beauty in England”, Natural England, June 2021.

Boundary Setting Considerations

Transition areas: The boundary should not be expected to be a sharp barrier between areas of differing quality. Often there will be a transition of natural beauty and opportunities for open-air recreation across a sweep of land: in those cases the boundary chosen should be an easily identifiable feature within this transition. The boundary should be drawn towards the high-quality end of the transition in a manner that includes areas of high-quality land and excludes areas of lesser quality land i.e. it should be drawn conservatively. Visual associations may also be used to help define the extent of land for inclusion in these circumstances.

Types of boundary: Wherever possible, an easily distinguishable permanent physical boundary should be chosen. Boundaries should not if possible be overly complex or convoluted. Where a boundary follows a road, the road verges and embankments may be included in the designation where they blend into the wider landscape.

Other administrative boundaries: Where local government boundaries follow suitable lines, it may be administratively convenient to adopt them. In the majority of cases, however, they will be unsuitable. Similarly, land ownership is not itself a reason for including or excluding land from designation – there will often be instances where part of a landholding sits within the designated area and part sits outside.

Inclusion of settlements: A settlement should only be included if it lies within a wider tract of qualifying land (whether or not this is part of the same designation), having regard to the influence of the settlement on the land in question. Settlements should be assessed on their individual merits and particularly on their character, qualities and relationship to adjoining countryside. The extent to which countryside penetrates the built-up area may also be relevant.

Integrity of settlements: Towns or villages should not normally be cut in two by a National Park/AONB boundary. The ability of a settlement to act as a gateway to a designated area is not dependent on its inclusion within a designation. A settlement does not equate to a parish and the division of parishes is acceptable in drawing a boundary.

Incongruous development: Unsightly development on the edge of a National Park/AONB should generally be excluded unless it is of a temporary or transient nature.

Land allocated for development: Land on the margins of a National Park/AONB identified in development plans (both adopted and emerging), or having the benefit of planning permission, for major built developments (including the extraction of minerals and other deposits) should normally be excluded from the National Park/AONB, unless the land will be

developed or restored to a land use and quality which contributes to National Park/AONB purposes.

Land should not be included merely to seek to protect it from specific development proposals.

Features of interest: Areas and features of wildlife, geological, geomorphological, historic, cultural or architectural value, which are situated on the margins of a National Park/AONB, should be included where practicable providing that they are situated within a tract that meets the statutory criteria.

Marine boundaries: In coastal areas where a marine boundary is to be drawn, the boundary should follow the mean low water mark or the County Boundary in the case of estuaries.

The metalled surface of a road normally remains outside the National Park.

Proposed development schemes included in emerging development plans will be afforded varying weight depending on the extent to which they have progressed through the development plan preparation process and also the extent to which any adopted plans and/or policies may remain relevant.