

## **SEATON DELAVAL**

This account is taken from study for Northumberland County Council that provides a comprehensive analysis of 26 selected settlements within Northumberland in order to assess the relative sensitivities of their landscape surroundings. The assessment aims to assist in guiding future development to the most appropriate locations, based on a review of the character of each settlement, boundaries and sensitivities within the surrounding landscape.

Each settlement was analysed and assessed based on a combination of desk study and fieldwork considering:

- Settlement character and landscape sensitivity; and
- Guidelines on landscape sensitivity to potential development.

The analysis of settlements in this study is strategic in scale and does not provide a detailed local landscape and visual assessment for each settlement.

### **Landscape Context**

Seaton Delaval and the adjoining village of Holywell are situated on elevated ground above the valley of the Seaton Burn to the south, and the Northumberland coast to the east. The settlement is spread along the A192 and dissected by the A190 and the railway which run north-east to south-west. A small-scale trading estate is situated parallel to the railway line and the large Procter & Gamble factory is sited in the southern part of the settlement, on the A190. Nature reserves provide wildlife interest at Cramlington Pond to the north-west, and Holywell Pond to the east.

The settlement is located within *Seaton Delaval* (character area 39b, *Coalfield Farmland* LCT) which is characterised by pasture and arable fields and gradually falls away to the coast and the valley of the Seaton Burn. The influence of the Seaton Delaval Hall estate remains visible in the landscape to the north-east of the settlement, and is characterised by a wooded avenue that leads from the settlement to Seaton. Open views across this landscape can be obtained from the northern edge of the settlement and along the A192.

### **Existing Settlement Character**

The historic core of the settlement is situated at Holywell, characterised by traditional sandstone buildings. The settlement developed in linear form from the valley of the Seaton Burn along the road towards Cramlington. A tree-lined avenue leads east to Seaton Delaval Hall. Rows of brick terraces developed along the main road, and over several decades the settlement developed in a south-westerly direction. The village of Holywell has a small Conservation Area covering the historic core and extending south across the burn.

### ***Townscape setting***

The setting of Seaton Delaval is shaped by the surrounding agricultural landscape, and is also influenced by the 18th-century Seaton Delaval Hall estate. The wooded Seaton Burn valley emphasises the elevated position of the settlement within the surrounding landscape.

### ***Approaches and views***

Approaching from the north-west, Seaton Delaval is obscured from view by areas of mixed woodland until reaching the edge of the settlement at the roundabout which marks the junction of the A192 and B1326. From the north-east, the settlement is approached along the tree-lined avenue from Seaton Delaval Hall. Approaching from the south via the A190 and A192, Seaton Delaval appears elevated above the valley of the Seaton Burn.

The elevated position in the landscape allows views from the northern settlement edge across farmland towards Seaton Delaval Hall. Views south-west towards Seghill overlook arable fields and the wooded valley of the Seaton Burn.

### ***Other distinctive features***

Seaton Delaval Hall and its surrounding designed landscape are situated to the northeast of the settlement. The estate is listed on the English Heritage *Register of Historic Parks and Gardens of special historic interest in England*.

The 17th-century baroque house, which was recently acquired by the National Trust, occupies a commanding position above the coastal plain and enables extensive views along the coast to the north. Much of the surrounding estate and areas of Seaton Sluice are a designated Conservation Area, though this does not cover Seaton Delaval.

### ***Visual open space***

The settlement contains a number of open green spaces and allotment gardens. Much of the surrounding landscape is designated Green Belt and enables open views from the edge of Seaton Delaval across the adjoining countryside.

## **Landscape Sensitivity**

### ***Existing settlement boundaries***

The northern edge of Seaton Delaval is generally weak, formed by rear garden boundaries north of the A192, and with clusters of allotment gardens extending into the adjacent farmland. The southern edge is much stronger, being well defined by the wooded Seaton Burn valley and shelterbelts to the south of the Procter & Gamble factory. The western edge of Seaton Delaval, near Wheatridge, is contained by hedgerows and trees, beyond which farmland gently slopes down towards the railway line and the Seaton Burn.

### ***Sensitivity of landscape to change***

The agricultural landscape to the north of the settlement is considered to be of higher landscape sensitivity due to its proximity to Seaton Delaval Hall and its estate.

The area is also part of the Green Belt which surrounds much of the settlement and incorporates Holywell Pond Nature Reserve.

Areas of lower landscape sensitivity are located west of Redholme and Wheatridge, where overhead power lines and a railway cross the landscape. There may be scope for development in these locations, although characteristic open farmland to the north of the Seaton Burn should be retained to maintain open views to Seaton Delaval in approaches from the south, and to prevent coalescence with the settlement of Seghill.

### **Guidelines on Landscape Sensitivity to New Development**

#### ***Guidelines***

The following guidelines indicate relative sensitivity, and should be applied when considering proposals for new development. Areas referred to are shown with a corresponding number on the indicative settlement illustration (Figure 1).

1. Seek to enhance northern settlement edge, whilst retaining characteristic open views across adjoining farmland.
2. The area of lower landscape sensitivity west of Redholme and Wheatridge may have potential for development.
3. Seek to retain open character of rising ground north of the Seaton Burn valley, to prevent coalescence with Seghill.
4. Seek to safeguard key landscape features, including the open farmland to the east and the wooded valley to the south.

#### ***Recommendations***

The following recommendations indicate mitigation measures which would reduce the impact of new development in the locations indicated above:

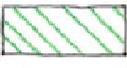
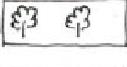
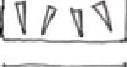
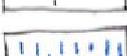
- Strengthen settlement edge of new development with hedgerows and trees where appropriate.
- Retain key views to and from the settlement and consider potential effects on key landscape characteristics as a result of new development.

Fig 1 Seaton Delaval



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### Key to Settlement Diagrams

	RIVER		CONSERVATION AREA
	ROAD		GREENSPACE
	RAILWAY		PARKLAND
	SETTLEMENT		SLOPING GROUND
	DESIGNED LANDSCAPE OR BOUNDARY FEATURE		GOLF COURSE
	HORIZON		FLOODPLAIN
	AREA OF HIGHER LANDSCAPE SENSITIVITY		VIEWS
	AREA OF LOWER LANDSCAPE SENSITIVITY		