

2018 -2029

# Woodmansey Neighbourhood Development Plan

Pre-submission consultation draft

*Woodmansey* 

SEPTEMBER 2018  
WOODMANSEY PARISH COUNCIL

GOOD PARKING BETTER BORED TIMES  
 GROUPS  
 SIGNS HULL SHOP NEW  
 MAIN KNOW PLACE AREA  
 NEED MUCH SPORTS PROBLEMS YOUNG SPEED  
 NIGHTS MAY ESPECIALLY CENTRE  
 GET ALSO OFFICE ACCESS USED  
 NEEDS LOCAL OLDER  
 GARDEN INCREASE PRESCHOOL PATHS WOODMANSEY TAKE  
 E.G GO CHILDREN ONE GROUP  
 LIVE COMMUNITY  
 STREETS SOMETHING FERRY PARK ROAD  
 RESIDENTIAL FOOTPATH THINK PLAYTON  
 POST PEOPLE I.E PROBLEM OFTEN  
 HOUSING DOCTORS FACILITIES  
 YOUNGER REGARDING  
 BEVERLEY DEVELOPMENT YOUTHS  
 CALMING EVERYTHING MORNING  
 FOOTBALL ENOUGH NEED VILLAGE LITTLE  
 NICE BRIDGE LIKE HUB DAY YOUTH LANE OTHERS  
 MADE SERVICE TRAFFIC THEARNE MAY HOME  
 NUMBER PLAY HALL MEET HOUSES CLASSES TIME  
 FIELDS AROUND ROAD SCHOOL FAMILIES CHURCH SMALL  
 EVENTS FREQUENT THEREFORE REGULAR  
 SURGERY  
 RURAL APPEAL PUBLIC DOG  
 DRAINAGE TRAFFIC IMPROVED MANY  
 TAKING FARM ETC PLAYING YOUTH BINS ALONG LARGE AREAS SOCIAL  
 BUSES TYPE DON HELP LOT NEAR CLUB  
 FACILITY PLAYGROUND USE  
 LITTER PAST

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## Foreword

Welcome to this draft of our Neighbourhood Development Plan. This document has developed from our first draft, issued in 2015, and now sets out the key policies for our community for dealing with those issues identified through consultation to enable our village to grow and develop over the coming years, in line with the broader strategy set out by the East Riding of Yorkshire Council in their Strategy Document.

This draft is designed to be a consultation document. That means we are keen to hear views of villagers and businesses located in Woodmansey, along with a wider set of statutory agencies such as the Environment Agency, Historic England and Natural England.

This consultation, known as the Regulation 14 consultation, is an important and statutory part of having our Plan finally submitted to the East Riding of Yorkshire Council, independently examined and finally voted on by residents of the village. The consultation is a six-week process and all responses will be taken into account into formulating our final submission draft Plan.

Our Plan, with its ambitious proposals for new homes, community infrastructure and protection for the natural environment has benefitted from having had a Strategic Environmental Assessment undertaken by AECOM on the draft plan and this has led to further refinements to our previous 'issues and options' draft. Similarly, the community planning event we held on 5th November 2016 further tested the water with our community, particularly around the scale of development and siting of this. The response of the community to this event confirmed our ambitions to move forward with a progressive approach to the growth of our village.

In time, we will bring the final Plan back to the village to decide whether or not to adopt it. That will take place via a referendum where a majority of those who vote will decide whether or not the Plan will become policy and a formal and statutory part of the East Riding Local Plan.

Our draft Plan sets out a **Vision** for the village; a set of **Objectives** that we hope to achieve; and a set of **Policies** to see those objectives achieved. The Plan provide a positive vision for the future of Woodmansey and foresees new housing development and support for business development alongside new recreational and community facilities, so that all parts of our village can benefit.

We very much look forward to hearing back from villagers on their views on this Plan. Full details of the Plan can be found on our website [www.woodmanseyndp.org.uk](http://www.woodmanseyndp.org.uk).

**Stephen Oliver**

Chairman, Woodmansey Neighbourhood Plan Working Group

## 1. Introduction

The opportunity to draw up a Neighbourhood Development Plan (NDP) is a privilege afforded to local communities under a new Act of Parliament, the Localism Act, which was given Royal Assent on 15<sup>th</sup> November 2011. The Localism Act introduced major reforms intended to give local communities much more influence over their own affairs, and a much greater say in their own future development.

The decision to draw up such a Plan is optional, but the Parish Council decided that this was an opportunity to take control over our affairs and to not to do so would be to miss a major opportunity for self determination.

Following on from a joint risk assessment of neighbourhood planning undertaken with Beverley Town Council and Molescroft Parish Council in 2012, Woodmansey Parish Council took the decision to draw up this Neighbourhood Development Plan. Rather than attempt to develop a Plan for the whole of the parish, however, the decision was made to focus on the village only, as the place where most opportunity existed for growth and to provide for a more sustainable community. This draft Plan is a key opportunity for the Parish Council and the Steering Group who have been driving this work forward to consult with our community and other stakeholders such as the East Riding of Yorkshire Council (ERYC) on the detail of this Plan and our strategy for seeing our community continue to flourish in the years ahead.

### 1.1 Background to the Neighbourhood Development Plan

A NDP is a community-led framework for guiding the future development and growth of a locality, such as a parish, having defined boundaries and a qualifying authority such as a Parish Council.

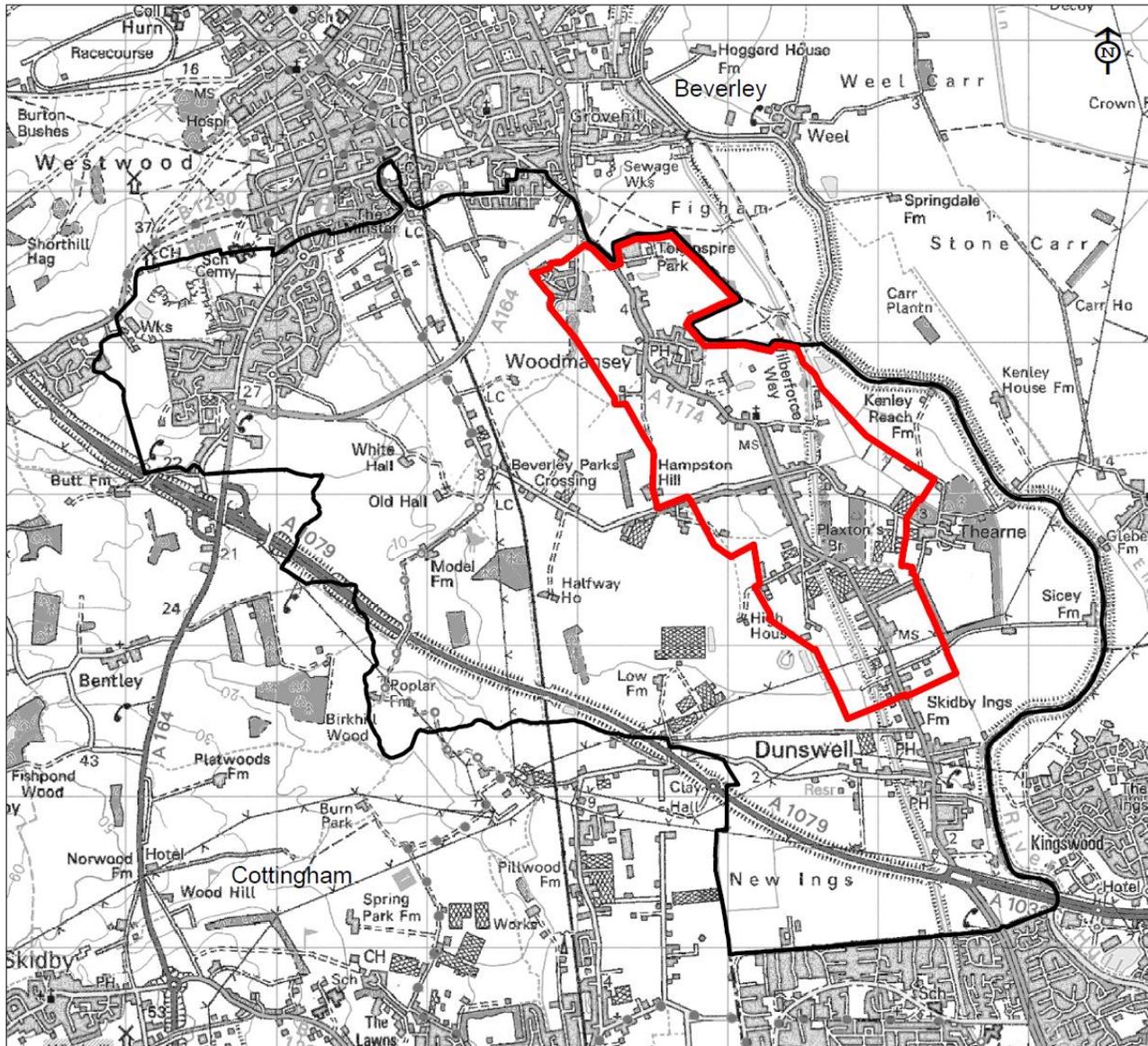
There is considerable flexibility as to what is included in a NDP. The principle objective is to define policies for the use and development of land, and to address the social, environmental and economic consequences of such development. Ideally the NDP becomes a broader statement of the vision which a local community has for its own future.

It is equally important to understand what a NDP is not. It cannot be used to impede proposed developments which have already gained planning consent. It should also fit into the Local Authority's Strategy Document for development, not conflict with it. The NDP must also conform with the government's National Planning Policy Framework. So the 'golden thread' that runs through this Plan, in line with government policy, is for sustainable development.

At the outset of the process, the qualifying body, Woodmansey Parish Council, is required to define the area that the Plan will apply to and have that approved by ERYC. For parished areas it is usual for the established parish boundary to be the limits of this 'Neighbourhood Area'. However, because of the impact of the new Beverley relief road and development encroaching into the parish from the south of Beverley, the Parish Council applied to ERYC for an area which drew a tight boundary around the area defined as the village of Woodmansey.

The Neighbourhood Area and parish boundaries are illustrated in Map 1 overleaf.

Map 1: Parish and Neighbourhood Area boundary



Woodmansey Neighbourhood Area  
Designated 20.11.2013

Key

- Woodmansey Neighbourhood Area
- Woodmansey Parish Boundary

 **EAST RIDING**  
OF YORKSHIRE COUNCIL

Map prepared by Forward Planning / PH

Not to Scale	Date:
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## 1.2 A brief description of Woodmansey

Woodmansey is a village and civil parish in the East Riding of Yorkshire, England. It is situated approximately 1.5 miles (2.4 km) south-east of Beverley on the A1174 road from Hull to Beverley.

The civil parish of Woodmansey consists of the villages of Woodmansey and Dunswell and the hamlet of Thearne. According to the 2011 UK census, Woodmansey parish had a population of 7,109.

The village has a small primary school, Woodmansey Church of England Voluntary Controlled Primary School, which celebrated its 150th anniversary in 2006. Opposite the school is the village church of St Peter's which was built to a design by Alfred Beaumont and opened in 1898. The Warton Arms with its thatched roof, is the only pub in the village and one of just a few community buildings, alongside the Village Hall on Long Lane, church and school.

In layout, the village is linear, set along the Hull-Beverley road, with industrial areas to the north and south of the village, which itself is split into two halves. Consequently the village does not have a natural centre. It is surrounded by farmland to the west and Figham Common and the river Hull to the east. The northern boundary to the village is now firmly divided from Beverley town by the southern bypass, Minster Way, whereas to the south there is less of a distinction as the outskirts of the village merges with Dunswell. The village has excellent north-south links to Beverley and Hull and an alternative quiet link to Beverley exists along Long Lane, a country lane popular with walker, cyclists and horse-riders.

The landscape across the parish is flat with nowhere reaching more than 7m above sea level, with consequent issues related to drainage and surface water flooding in certain locations.

## 1.3 How the Plan is organised

The Plan that follows is now set out as follows:

- **Chapter 2** provides the vision for the future of the Neighbourhood Area and a set of objectives that will enable us that vision to be realised.
- **Chapter 3** sets out the draft policies for achieving the key objectives, substantiated by evidence and cross referenced to national and local policy, with which policies need to broadly conform.
- **Chapter 4** sets out in brief arrangements for the delivery of the Plan.
- **In appendices** we set out materials referred to in the main body of the Plan. Further information that is too extensive to set out in this document are accessible on the NDP webpage, [www.woodmanseyndp.org.uk](http://www.woodmanseyndp.org.uk).

## 2 Our vision and objectives

### 2.1 Conforming with local and national policy

A key requirement of the Plan according to legislation is that whilst it rightly reflects local issues, concerns and priorities, it must be in general conformity with national policy and strategic local policy.

#### 2.1.1 National Planning Policy Framework (NPPF)

The NPPF sets out the government's expectation that "a positive approach should be taken to achieving sustainable development through seeking economic, social and environmental gains jointly and simultaneously through the planning system". Published in March 2012 by the Department for Communities and Local Government (DCLG), the NPPF sets out the Government's planning policies for England and how these are to be applied. It replaces a raft of previous guidance notes and circulars, although some do remain in place for now until further detailed policy is published. Critically, the NPPF must be taken into account in the preparation of all new local plans, including this Neighbourhood Development Plan.

The NPPF sets out a new range of policies within the context of achieving sustainable development, outlining economic, social and environmental dimensions within which policies can be aligned. Of particular note for this Plan are the following statements:

- **The presumption in favour of sustainable development**
- **The 12 core land-use planning principles: i.e.**
  - ✓ *be genuinely plan led;*
  - ✓ *not simply about scrutiny;*
  - ✓ *proactively drive and support sustainable economic development;*
  - ✓ *secure high quality design and a good standard of amenity;*
  - ✓ *take account of the different roles and characters of different areas;*
  - ✓ *support the transition to a low-carbon future;*
  - ✓ *conserve and enhance the natural environment and reduce pollution;*
  - ✓ *re-use previously developed (brownfield) land;*
  - ✓ *promote mixed use developments and encourage multi-functionality for land use;*
  - ✓ *conserve heritage assets;*
  - ✓ *make the fullest possible use of public transport, walking and cycling;*
  - ✓ *support local strategies for health, social and cultural wellbeing for all.*
- **Delivering a wide choice of high quality homes**
- **Requiring good design**
- **Promoting healthy communities**
- **Protecting Green Belt Land**
- **Conserving and enhancing the natural environment**
- **Conserving and enhancing the historic environment**

### 2.1.2 East Riding of Yorkshire Local Plan

The East Riding Local Plan is the name for the suite of planning documents that together provide the long term development plan for the East Riding. This means that they are the starting point for determining planning applications and guiding investment decisions.

A number of documents make up the Local Plan, including:

- The Strategy Document - sets the overall strategic direction for the Local Plan, providing strategic policies to guide decisions on planning applications. It was adopted by the council at its meeting on 6 April 2016.
- The Allocations Document - allocates sites for development (such as housing, retail, industry or land for transport schemes). It was adopted by the Council at its meeting on 27 July 2016.
- The Policies Map - The Local Plan documents are complemented by a Policies Map. It shows designations, such as areas of open space or biodiversity assets, and allocations for particular land uses such as housing, which relate to specific policies in the above Local Plan documents.
- Other documents - In addition, a Joint Waste Plan and Joint Minerals Plan are being prepared with Hull City Council. These will set out the policies used to provide for future waste management needs and mineral extraction, and will be used to make decisions on new waste and minerals development in the East Riding.

The East Riding Local Plan has now been adopted. The plan sets out a long term strategy that will help to guide new development across the East Riding over the period to 2029. This includes the allocation of sites that will provide new housing and employment opportunities, alongside the delivery of supporting infrastructure. It will also be used to make decisions on planning applications.

The local plan may be supplemented in future by neighbourhood plans, such as Woodmansey's.

### 2.2 Vision for the future

Emerging from extensive consultations with residents and businesses, the following statement sums up the vision for the future of Woodmansey. The vision is based on the aspirations of the community and looks towards the conclusion of the anticipated life of this Plan in 2029, to tie into the East Riding of Yorkshire Council's Local Plan. The vision seeks to be pro-development and aspirational about how the village can develop:

## Woodmansey 2029

***By 2029, Woodmansey village will be a strong and sustainable community, which has seen new housing and business growth support a vibrant community. Surrounded by high quality countryside, yet within easy reach of both neighbouring Beverley and Hull, Woodmansey is a desirable place to live and work, with an excellent local primary school, popular community centres, and outstanding sport and leisure facilities.***

In order to see this Vision realised, the following set of objectives have been developed through consultation which are then supported by a set of detailed planning policies.

### 2.3 Key objectives

The Neighbourhood Development Plan will seek to achieve its Vision by delivering against the following objectives:

- **Objective 1:** To encourage proportionate housing development which is appropriate to the needs and wishes of residents in terms of volume, size and architectural design. The priorities identified in our village surveys are for provision within the village for older residents and for affordable homes for younger residents wishing to establish independent households.
- **Objective 2:** To improve the quality and character of the built environment.
- **Objective 3:** To identify and conserve those assets considered to be of significant community value, including green spaces.
- **Objective 4:** To encourage appropriate business and commercial activity. This includes not only sectors of traditional importance (notably horticulture), but also support for additional commercial and retail activity where it can add to both the economy and the social fabric of the village.

- **Objective 5:** To encourage healthy and active lifestyles, and strengthening the social fabric of the community, by developing and improving sport and leisure provision.
- **Objective 6:** To maintain and enhance community facilities, including community centres, our primary school and local shops, to help Woodmansey become a more sustainable community.



*The Warton Arms*

### 3 Key themes and policies for the Plan

#### 3.1 Introduction

This section sets out land use planning policies in the following way:

- **Themes:** policies are ordered into six themes:
  - a. Design of the built environment
  - b. Education
  - c. Environment, landscape and heritage
  - d. Health, wellbeing and leisure
  - e. Housing
  - f. Work and business
  
- **Policies:** each policy is preceded by the issues the policy is designed to address and the evidence that supports the policy.
  
- **Objectives:** each policy details which of the six Key Objectives is addressed by the policy.

Theme	Policy
Design of the built environment (DBE)	DBE1 Maintaining and enhancing historic rural character
	DBE2 Local non-designated heritage assets
	DBE3 Improving street design
	DBE4 Improvements to car parking
	DBE5 Integrating green infrastructure
Education (E)	E1 Primary school growth and development
Environment, landscape and heritage (ELH)	ELH1 Local Green Spaces
	ELH2 Drainage and flood prevention
Health, well-being and leisure (HWL)	HWL1 New recreational facilities
	HWL2 New local services
	HWL3 Community centres
Housing (H)	H1 Provision of new housing
	H2 Scale of development
Work and Business (WB)	WB1 New business growth
	WB2 Supporting small business development

### 3.2 Design of the built environment (DBE)

The design of the built environment is an important factor for our Plan. The anticipated growth of the village means that design of new buildings and their setting will be of considerable importance. Design can contribute not only to the character of the area, but also help achieve climate change targets and mitigate their effects, and improve the use of resources. The following analysis indicates the policies that are ‘strategic’ in the Local Plan and with which the Woodmansey Plan needs to be in general conformity with. Further to this it indicates what evidence is already available supporting the policies.

Relevant Strategic Policies: East Riding Strategy Document	
ENV1	Integrating high quality design
ENV2	Promoting a high quality landscape

Evidence to support our policies
<p><b>Design, Setting and Character Areas</b></p> <p><a href="#">Woodmansey Settlement Profile</a></p> <p>The Settlement profile provides the following introduction with regards to the <b>location, setting and character</b> of the area:</p> <p><i>The village of Woodmansey occupies low lying land to the west of the River Hull and neighbours a number of small hamlets such as Dunswell and Thearne. It is situated approximately two miles south east of Beverley on the A1174 road from Hull to Beverley.</i></p> <p><i>There are two main parts to the village, each having a slightly different form. The southern part extends as a ribbon development along Hull Road with the vast majority of buildings situated on the eastern side of the road. Further north past the primary school and open farmland, the road twists to reveal the northern part of the village. Development here is more nucleated with many properties off Kingsway, Queensway, Schofield Avenue and Shopeth Way.</i></p> <p><i>Tokenspire Business Park is located towards the north of the parish and provides a number of jobs to the surrounding areas. The area is also characterised by large numbers of glasshouses which dominate the flat open land, especially to the south of the village.</i></p> <p><a href="#">Historic England</a></p> <p><b>Listed Buildings/Heritage Designations</b></p> <p>The <i>National Heritage List</i> from <a href="#">Historic England</a> shows 8 listings for Woodmansey, however only one listing sits within the Woodmansey Neighbourhood Area:</p> <p><b>Lantern Turret in Garden of No. 4 – King Street, Woodmansey – Grade II*</b></p> <p><b>Details:</b> <i>Lantern turret in garden of No 4 II* Lantern turret. c1400. White limestone. Octagonal lantern turret with tall pierced openings with transom (and cusped ogee below) to each side. This turret was brought here from the Church of Saint Mary, Beverley by the antiquarian, Gillyat Sumner, who lived at No 4, King Street in the late C19. It was removed during the restoration by Pugin.</i></p> <p><b>Woodmansey NDP Household Survey (February 2014)</b></p> <p>The consultation/survey undertaken by the Woodmansey NDP provides useful information that can support ‘design’ policies:</p> <p><i>Figure. 13 (p.13) – ‘Rural Character’ of the area is classed as very important to respondents.</i></p>

Figure. 14 (p.14) – ‘Good Building Styles’ are very important to respondents.

Figure. 15 (p.15) – ‘Consistent Design’ is very important.

Figure. 22 (p.18) – ‘New Designs to be Attractive’ is very important.

Figure.27 (p.21) and Figure.34 (p.25) – Anti-social behaviour and Crime is considered a quite important issue – could consider ‘design out crime’ within policy.

Figure. 33 (p.24) – Light Pollution is considered to be quite important.

### 3.2.1 Historic rural character

Despite its proximity to the historic market town of Beverley, the village has a distinct rural character, due to open views across the surrounding countryside, particularly to the west, and the dominance in the landscape of industries associated with rural areas, i.e. farming and horticulture. Key views are noted below, detailed in Appendix 5 and shown on the Policies Map.

#### **Key views:**

1. Hull Road (north) towards Beverley
2. Hull Road (mid) west towards Beverley Parks
3. Hull Road (War Memorial) looking south west
4. Long Lane/Hull Road north west towards Beverley
5. Hull Road (Coletta and Tyson) looking east
6. Thearne Lane looking north west
7. Hull Road south looking north east towards Thearne
8. Thearne Lane looking south east
9. Scholefield Avenue looking east
10. Tokenspire park looking south
11. Long Lane looking north east towards village centre
12. Hull Road/Dunwood House looking west
13. Long Lane looking north towards Beverley

Although the village does not have an historic core or Conservation Area (and only one listed building), there are a number key features that mark out the heritage of the place and which have been identified as being worthy of retention and improvement in some cases, in order to maintain the character of Woodmansey. These are noted in Appendix 3 and the subject of policy DBE 2 below (‘Local non-designated heritage features’).



**St.Peter's Church**

**Policy DBE1: Maintaining and enhancing historic rural character**

All development proposals should:

- a. Respect key views across the surrounding countryside.
- b. Demonstrate how existing landscape features that contribute to the character of the village will be conserved and, wherever practicable, enhanced.

Key features in the landscape include:

- Mature trees
  - Hedgerows
  - Road verges
  - Drains, dykes and ditches
- c. Maintain a 'green gap' between the north and south built up areas. Any development in this zone, as identified on the Policies Map, should be small scale and landscaped in such a way as to ensure the development is not intrusive in the landscape.

*Objectives addressed: 2*

**Policy DBE2: Local non-designated heritage assets**

The following assets have been identified for conservation. Any development proposal that would impact upon an asset should consider their heritage value and have regard to how the proposal will contribute towards the sustainability of the affected asset:

- a. War memorial
- b. St Peter's Church
- c. Woodmansey Primary School

- d. Milestone/Mounting block (A1174)
- e. Mounting Block (A1174)
- f. Bridge over Beverley & Barmston Drain (A1174)
- g. Warton Arms
- h. Long Lane (part)
- i. Toll Bar Cottage, Ferry Lane
- j. Conservative Cottage (Bramhope House)

*Objectives addressed: 2*



**Mounting block and Milestone, A1174**

### 3.2.2 Streets and street scene

Woodmansey is a linear village with a consequent need for improving street design to encourage walking and cycling where currently cars are used to travel even within the village, for example in dropping off children at school. There are no cycle routes in the Neighbourhood Area and few Public Rights of Way. Consequently, access between parts of the village on foot or cycle are restricted largely to the public highway.

While speeding traffic is, for the most part, no longer a major issue due to speed restrictions on the main road, the road is still a main through route between Hull and Beverley and used by considerable volumes of traffic at peak times in particular.

All other roads are either residential and, consequently, lightly used by through traffic, or in the case of Long Lane, used primarily for leisure purposes.

The housing section of the Plan anticipates significant growth and this, inevitably, will lead to additional car use and movements.

The following table 1 summarises traffic count data undertaken in February 2017.

**EASTRIDING 0059 2017-February**

Site Name 59  
 Description HSCP 234 - A1174 Hull Road, Woodmansey 30mph

All directions									
	Average Daily Flow	Mcl	Car	Car+T	Rigid	Artic	Bus	%HGV	
07:00 -19:00	12122	41	11132	43	698	113	94	6.7	
06:00 -22:00	13835	48	12770	44	749	117	106	6.3	
06:00 -24:00	14192	49	13117	45	756	118	107	6.2	
00:00 -24:00	14597	51	13489	45	780	122	109	6.2	
am Peak	07:00:00	07:00:00	07:00:00	08:00:00	09:00:00	11:00:00	08:00:00	04:00:00	
Peak Volume	1059	6	981	6	79	15	10	0.1	
pm Peak	17:00:00	17:00:00	17:00:00	13:00:00	14:00:00	14:00:00	13:00:00	14:00:00	
Peak Volume	1236	6	1194	4	68	12	9	0	

**Table 1: Woodmansey traffic count, February 2017**

**Policy DBE3: Improving street design**

All development proposals should ensure that all new street design and improvements to the current street arrangements will have an emphasis on people movement by:

- a) Seeking to make improvements to the opportunities for walking and cycling wherever possible through practical measures such as the provision of and improvements to footways and cycle tracks.
- b) Seeking to limit unnecessary street signage where it is safe and practical.
- c) Ensuring that streets and footpaths are accessible for those with mobility issues, installing drop kerbs and textured paving at street crossings.

Wherever possible, different colour surfacing for textured surfaces should be avoided to avoid urbanisation of village streets, with the exception of demarcating village gateways, where such variation in surfacing can act as an effective measure in slowing traffic entering built up areas; and cycle tracks, particularly where these are shared spaces with footpaths.

*Objectives addressed: 2*

**3.2.3 Car parking**

Residential streets are already dominated by local car parking. There is no public car parking in the village other than on road. Residential streets are generally narrow and new development should seek to improve, not exacerbate the problem.

#### Policy DBE4: Improvements to car parking

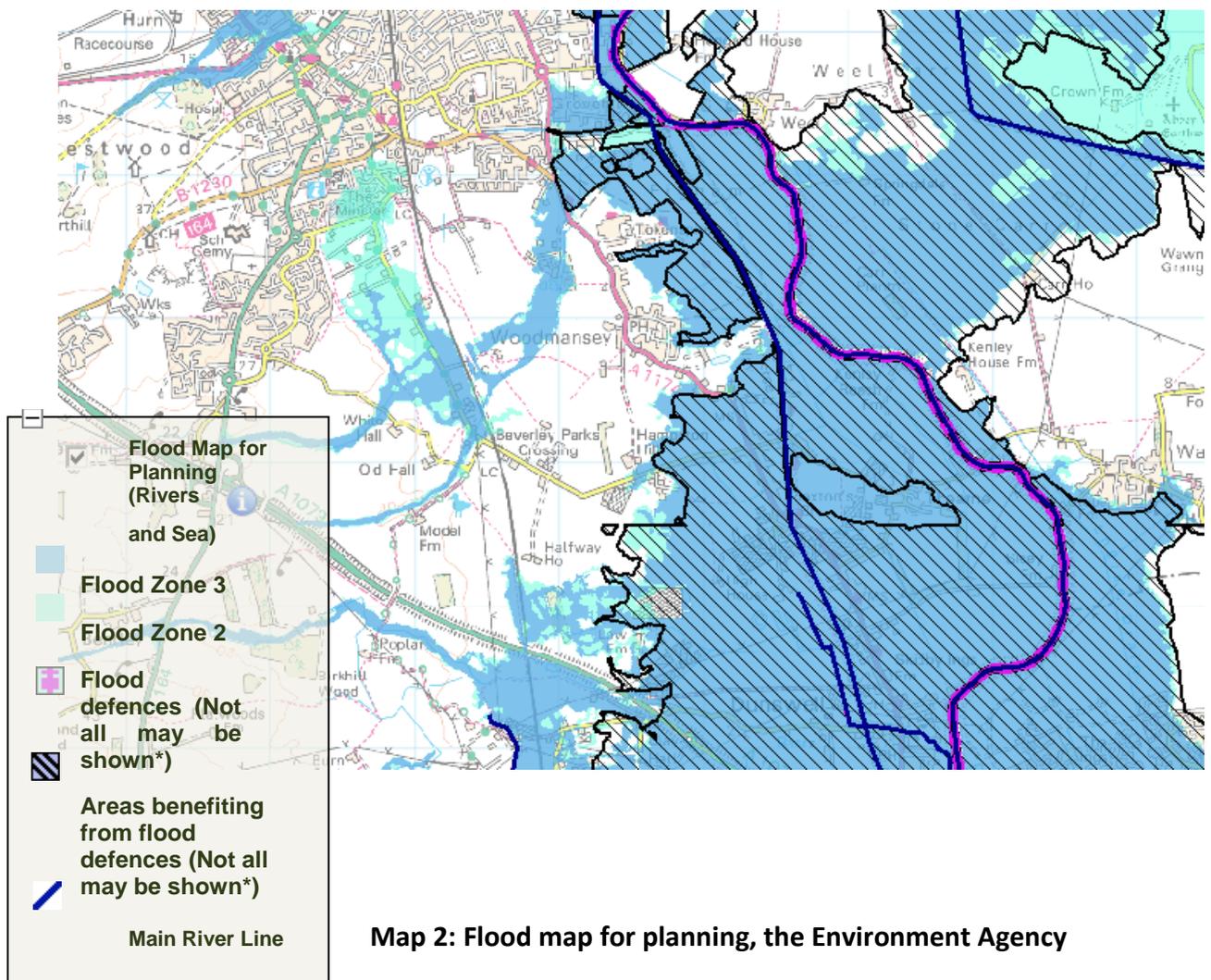
All new housing developments are encouraged to provide appropriate levels of car parking that does not dominate the street-scene and provides for a minimum of two car parking spaces per dwelling.

Spaces may be located either on the property or in the form of well screened and designed on-road parking bays.

*Objectives addressed: 2*

### 3.2.4 Green infrastructure

The village is located in flood zones 2 and 3 due to the proximity of the river Hull and there are significant issues relating to drainage and localized flooding. New development can help ease the situation by incorporating strong green infrastructure elements to assist soak away, reduce run off and provide storage. The maps below indicate the extent of flood zones:



In addition to helping to alleviate flooding and managing surface water run-off, green infrastructure measures have important benefits in relation to health and well-being, biodiversity and habitat management, economic development and sense of place.

**Policy DBE5: Integrating green infrastructure**

All development proposals should:

- a) Integrate new green infrastructure in order to minimise impact upon the existing communities and to maximise opportunities for habitat corridors, sustainable drainage and linkages to the surrounding countryside. Measures could include:
  - Street trees
  - Green spaces
  - Permeable surfaces for hard standing areas
  - Appropriate drainage features
  - Hedgerows
- b) Conserve existing landscape features including mature trees, historic hedgerows, rights of way and open spaces.

*Objectives addressed: 2, 3*

### 3.3 Education (E)

Education has been identified as an issue to be addressed by the Woodmansey Neighbourhood Plan and this section highlights which policies in the emerging East Riding Local Plan should be considered with regards to ‘general conformity’. In addition it highlights the available information with regards to education in the Woodmansey area including evidence that has been used to support the East Riding Local Plan.

Relevant Strategic Policies: East Riding Core Strategy	
C1	Providing infrastructure and facilities
C2	Supporting community services and facilities
C3	Open space, sport and recreation
A1	Beverley & Central sub area

**Evidence to support our policies**  
**List of Education facilities in the Area and Capacity**  
[Woodmansey Settlement Profile](#)

The Settlement Profile provides the following summary of educational facilities in the area.

**Primary school(s):**  
 Woodmansey CE VC Primary School,  
 Dunswell Primary School

**Nearest Secondary school(s):**  
 Beverley High School;  
 Beverley Grammar School;  
 (Longcroft School);  
 (Cottingham School)

**Capacity of schools:**  
 Woodmansey Primary School – 70 currently on roll 2016/17  
 Dunswell Primary School – 84  
 Beverley High School – 833  
 Beverley Grammar School – 814  
 Longcroft School) – 1,563

**Nearest college/sixth form:**  
 Beverley High School;  
 Beverley Grammar School;  
 Longcroft School;  
 Cottingham School;  
 East Riding College@Beverley

**Woodmansey NDP Household Survey (February 2014)**

Figure. 1 (p.6) – ‘Quality of Schools’ - 57% of people thought the schools were either good or excellent

Figure. 8 (p.10) – ‘Pre School Facilities’

Figure. 11 (p. 12) – ‘How can things be improved?’ – 5 respondents suggested ‘improve schools’.

### 3.3.1 Supporting Woodmansey Primary School

At the heart of the village is the Primary School. It is located on the main road, on a dangerous 'S' bend and has little by way of car parking on site. Consequently, congestion is a regular occurrence at drop off and pick up times. However, the school is very well supported by the community and is seen to be a major asset to Woodmansey. Growth that supports the development and sustainability of the school would be warmly welcomed.

The Housing section of this Plan specifically advances proposals that would support opportunities for the Primary School to develop further, both in relation to new car parking arrangements and also to provide new housing that will provide the school with new pupils. Indeed, the location of the school, alongside the parish church, forms the current village 'heart' which the Masterplan, which outlines where new housing should be located to enable the growth of Woodmansey to be achieved sustainably, is seeking to enhance.

#### **Policy E1: Primary school growth and development**

The development of the primary school, its buildings and grounds, will be supported where these provide for the ongoing sustainability of the facility and contribute to the improvement of the learning environment of the school.

*Objectives addressed: 3, 6*

### 3.4 Environment, landscape and heritage (ELH)

The following highlights the relevant strategic policies that the Woodmansey Neighbourhood Plan should consider with regards to general conformity in terms of the Environment, Landscape and Heritage theme and highlights the available evidence that can be used to support proposed policies.

Relevant Strategic Policies: East Riding of Yorkshire Core Strategy	
EC5	Supporting the energy sector
EC6	Protecting mineral resources
ENV3	Valuing our heritage
ENV4	Conserving and enhancing biodiversity and geodiversity
ENV5	Strengthening green infrastructure
ENV6	Managing environmental hazards
A1	Beverley & Central sub area

Evidence to support our policies
<p><a href="#">English Heritage</a> Refer to <i>Design of the Built Environment</i> for list buildings – Section 4.3 above.</p>
<p><a href="#">Strategic Flood Risk Assessment (SFRA)</a> <b>Strategic Flood Risk Assessment (SFRA) Level 1 (January 2010)</b></p> <p><b>Appendix A: East Riding SFRA Map Key Small Maps – Refer to Maps 15 and 17</b> <b>Appendix A: East Riding SFRA Map Key Large Maps – Refer to Maps 37 and 38</b></p> <p>The maps show that the <b>Woodmansey Neighbourhood Area</b> is washed over by Zone 3a 'High Probability' (Fluvially Dominated), at '1 in 25 year if undefended' risk. It also indicates a small area that lies within Zone 3b 'Functional Floodplain' which coincides with the area identified as 'Functional Floodplain' on the <b>Proposed Submission Policies Map</b>.</p> <p><b>Appendix C: Surface Water Flood Hazard Maps - Small Maps – Refer to Maps 15 and 17</b></p> <p><b>Appendix C: Surface Water Flood Hazard Maps - Large Maps – Refer to Maps 37 and 38</b></p> <p>The maps show that the <b>Woodmansey Neighbourhood Area</b> has multiple areas of Surface Water Flood Hazard, the majority of which are 'Low Severity', one area south of Tokenspire Business Park is 'Medium Severity', and one zone to the North West of the Neighbourhood Area (Bleachwood Farm/Lakeminster Park) as 'High Severity'.</p>
<p><a href="#">ERYC Policies Map</a></p> <p>The <b>Proposed Submission Policies Map – Inset 56 Woodmansey</b> reveals that there is no conservation area within the Woodmansey neighbourhood area. It does however identify that there are areas of:</p> <ul style="list-style-type: none"> <li>• Functional Floodplain (as above)</li> <li>• Groundwater SPZ 1 (as above)</li> <li>• Candidate and Designated Local Wildlife Site (slight cross-over at eastern boundary)</li> <li>• Minerals Safeguarding Areas</li> <li>• Common Land (slight cross-over at eastern boundary)</li> <li>• Open Space</li> </ul>

### **Landscape Character Assessment (November 2005, updated 2015)**

*The Landscape Character Assessment identifies the areas of distinct landscape character within the East Riding and makes judgements about the quality, value, sensitivity and capacity for new development in each landscape character area identified.*

This can be used as evidence with regards to the 'Countryside' character of the Neighbourhood Area.

#### **Introduction, Landscape Context and Overview Document**

This document identifies that Woodmansey (Neighbourhood Area) sits within the 'Holderness Countryside Character Area' in particular as Landscape Type 18 'Low Lying Drained Farmland' (p.11) – 'F' Figham and Swinemoor Common. In addition there is also area of Landscape Type 16 'Sloping Farmland (edge of Wolds)' to the West of the neighbourhood Area identified as 'F' 'Beverley Parks Farmland'.

Refer to '**Map of Landscape Character Types' Document**

Refer to '**Type 16, and 18 Maps'** for full in-depth Landscape character assessment and information.

**Geographic Information for the Countryside:** <http://magic.defra.gov.uk/>

### **Open Space Review (2012)**

**Parish Supply Reports** - *The Parish Supply Reports show the provision of open space in each parish and compares these to the Council's new minimum space standards, identifying any surplus or shortfall for each typology.*

*In some cases, the supply of open space may be considered by using a cross boundary approach. For example, the town of Beverley is made up three parishes (Beverley, Molescroft and Woodmansey). For such reasons a Beverley Urban Area Supply Report has been produced that includes all three.*

Refer to '**Parish Supply Reports Volume 1' – Section 14 Beverley Parish** for the minimum standards/deficiencies and surplus.

Refer to '**Parish Supply Reports Volume 2' – Section 166 Woodmansey** for the minimum standards/deficiencies and surplus.

**Playing Pitch Strategy Document** - Examines demand and supply of playing pitch facilities - Refer to *section 4.7 Beverley (p.55)*

### **Woodmansey NDP Household Survey (February 2014)**

The Household survey identifies that 'access to the countryside' and the 'rural character' are 'very important' to residents. This can be used to support policies with regards to the 'character' of the area.

## **3.4.1 Protecting green spaces**

The village has few publicly accessible green spaces at present. However, in addition to a small play area and the fields surrounding the village hall, there are smaller pieces of green space alongside the much more significant open space of Figham common. New development which incorporates open space would be welcomed by the community. The following analysis is derived from the ERYC's Open Space Report of 2016:

Woodmansey Parish: Open Space Provision Compared To Open Space Standards.

Rank	Typology	Minimum Standard	Measured in	Actual Space	Space Required	Shortfall / Surplus	Average Quality Score %
1	Allotments	0.3 Hectares per 0 people. Upper quartile quality standard of 785%	Hectares	0	2.13	-2.13	None in Parish
2	Parks & Ornamental Gardens	0.18 Hectares per 0 people and a quality standard of 71-85%	Hectares	0	1.28	-1.28	None in Parish
3	Provision For Children & Young People	Equipped Play Space 2.3m <sup>2</sup> per child and a quality standard of 785%	m <sup>2</sup>	1124	3295	-2171	73
4	Outdoor Sports Facilities	1.18 Hectares per 0 people. Good quality standard of 65-90 %	Hectares	10.47	8.39	2.08	See Note
5	Amenity Green Space	0.6 Hectares per 0 people and a quality standard of 71-85%	Hectares	5.42	4.27	1.15	72
6	Natural & Semi Natural Green Space	2 Hectares per 000 people and a quality standard of 71-85%	Hectares	17.90	14.22	3.68	88
7	Provision For Children & Young People	Recreation play space 7m <sup>2</sup> per child and a quality standard of 785%	m <sup>2</sup>	211940	10031	201909	See Note
	Cemeteries	No Quantity standard just a quality standard of 71-85%	-	-	-	-	91
	Green Corridors	No Quantity standard just a quality standard of 71-85%	-	-	-	-	73
	Civic Space	No Quantity standard just a quality standard of 71-85%	-	-	-	-	75

- Notes: a) Children’s recreation space: Includes several typologies and no average group quality score is used.  
b) Sport provision: Excludes Golf courses, Bowling greens & Tennis courts.  
c) Average Quality Score: Individual site quality scores (if audited) are available on request.

‘The Social Value of Public Spaces’ report by the Joseph Rowntree Foundation outlines the benefits of public space accessibility to the cultural and social life of local communities. It finds that public spaces, such as parks or green spaces can be integral to the creation of local identity and increased sense of space. The increased protection of public green spaces in Woodmansey would help to deliver the objective of supporting a thriving community, as the provision of such spaces facilitates identity and community formation.

### **Policy ELH 1 Local Green Spaces**

Development proposals that results in the loss of designated Local Green Spaces or that results in any harm to their character, setting, accessibility or appearance or amenity value will not be permitted.

Local Green Spaces are defined on the Policies Map and are known as:

- Village hall grounds
- Shopeth Way play area
- War memorial
- Church yard
- Warton Arms green verge

*Objectives addressed: 2,3*

### **3.4.2 Drainage and flood protection**

As well as much of the Neighbourhood Area being located in flood zone 3 due to the proximity of the River Hull, the flat and poorly drained land means that localized flooding is common.

Throughout the consultation process that has informed this draft Plan, drainage and flooding has consistently emerged as the key concern of villagers, allied to the prospects of the current situation worsening as a result of new development, consequent loss of green areas and pressure upon the existing drainage systems.

The map 3 overleaf illustrates the suite of drainage assets across the Neighbourhood Area and how they interlink to enable water to moved across this flat landscape. It is viewed as critical for this Plan to ensure these assets are protected and wherever necessary supplemented, in particular when and where new development is planned for.

### **Policy ELH 2 Drainage and flood prevention**

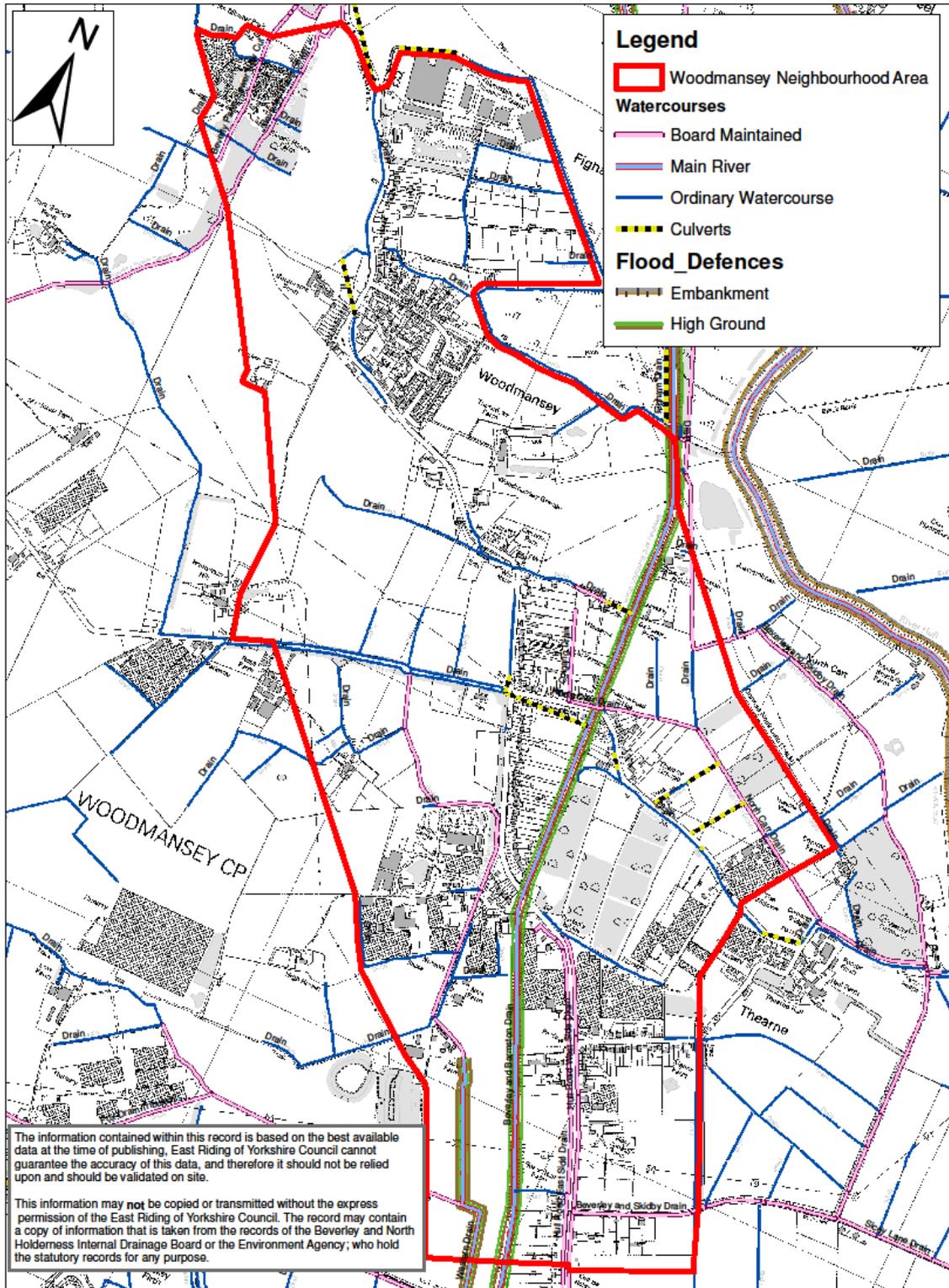
Development proposals should aim not to add to the overall level of flood risk in the village:

- a) Surface water management measures will be required for development proposals to ensure that the risk of flooding both on-site and downstream is not significantly increased.
- b) The concept of Sustainable Drainage Systems (SuDS) as an alternative to conventional drainage will be supported provided that they can be shown to be suitable in the intended location and that such systems will be properly maintained.
- c) There is a presumption against culverting and the constricting of watercourses and other drainage assets and their immediate environs.

*Objectives addressed: 2, 3*

# Woodmansey Neighbourhood Area - Drainage Assets

Maps produced by Asset Strategy 15/01/2014



Map 3: Drainage assets

### 3.5 Health, well-being and leisure

Community facilities and services are an integral part the Plan as they can be used to plan towards what the community requires, as identified through consultation, recognizing what it currently lacks.

Relevant Strategic Policies: East Riding Core Strategy	
C1	Providing infrastructure and facilities
C2	Supporting community services and facilities
A1	Beverley & Central sub area

Evidence to support our policies
<p><a href="#">Woodmansey Settlement Profile</a></p> <p>The Settlement Profile provides the following summary of community facilities and services in the area (or nearby):</p> <p>Woodmansey Hall – Long Lane, The Warton Arms – Hull Road, (some more services in nearby Dunswell)</p> <p><b>Hospitals</b>            East Riding Community Hospital – 2 miles            Nearest alternatives: Castle Hill Hospital – 4 miles            Hull Royal Infirmary (A&amp;E) – 7 miles</p> <p><b>GP Surgeries</b>            The Surgery, Greenwood Avenue, Beverley – 1.5 miles            Nearest alternatives: Minstergate Surgery, Lincoln Way, Beverley – 1.5 miles            The Surgery , Samman Road, Beverley – 1.5 miles</p> <p><b>Dental Practices</b>            Dr TJ Spence and Dr C Shipley, Railway Street, Beverley – 1.5 miles            Nearest alternatives: Swaby’s Dental Practice, Walkergate, Beverley – 2 miles            Perfect 32 Dental Practice, Ladygate, Beverley – 2 miles</p> <p><b>Pharmacies</b>            Lloyds Pharmacy, Samman Road, Beverley – 1.5 miles            Nearest alternatives: Superdrug Stores Plc, Toll Gavel, Beverley – 2 miles            Boots The Chemists Ltd, Toll Gavel, Beverley – 2 miles            Alliance Pharmacy, Walkergate, Beverley – 2 miles</p> <p><b>Leisure and cultural facilities:</b> Barmston Farm Fishing Lake, Parklands Equestrian Centre – Long Lane</p> <p><b>Recreation areas:</b> Dene Park - Dunswell</p> <p><b>Tourist facilities/accommodation:</b> Barmston Farm Holiday Park</p>

**Woodmansey NDP Household Survey (February 2014)**

The Household survey provides feedback with regards to community facilities:

*65% of people thought community facilities generally were average or poor*

*49% of people thought play areas were average or poor*

*69% of people thought public transport was good or excellent*

*70% of people thought youth facilities were poor*

Figure. 11 (p. 12) – ‘How can things be improved?’

**Open Space Review (2012)**

See *Environment, Landscape and Heritage ‘6.3’* above

**Local Transport Plan 2011-2015\*\***

**3.5.1 Location of new recreational facilities**

The village is lacking in recreational facilities, particularly for outdoor sport and leisure. New development should plan for recreational open space and land allocated for a range of new facilities.

**Policy HWL 1: New recreational facilities**

Development proposals for new housing should incorporate an appropriate level of new outdoor recreational space, within or adjacent to the curtilage of the development and accessible to the whole community, in accordance with East Riding of Yorkshire Council guidelines.

*Objectives addressed: 5, 6*

**3.5.2 Local shopping and services**

Woodmansey has very few services, with the exception of excellent bus services linking the village to nearby towns and cities. The one small local shop in the north of the village closed in 2015 and shows no signs of re-opening. The Warton Arms is the village’s only public house, although this provides additional restaurant and outdoor facilities too. Other retail and recreational facilities are provided at local garden centres.

The primary community facility is the Village Hall located on Long Lane.

New retail or similar commercial developments need to be in scale with surrounding residential areas, providing local services to the community primarily.

### **Policy HWL 2: New local services**

Development proposals that incorporate or support opportunities for new services located in the community, including retail and other commercial activities, will be welcomed where such services do not create a loss of amenity for local residents.

*Objectives addressed: 6*

### **3.5.3. Community centres**

The Village Hall is a well used facility. However, the Village Hall is at full capacity in evenings, reducing the opportunity for new groups to become established. The Hall is located in the southern half of the village and is therefore not easily accessible by foot for residents in the northern half.

There are no other accessible community spaces available, although the school does have space for school based activity.

### **Policy HWL 3: Community centres**

Support will be given to proposals which:

- a) Develop community facilities associated with the existing village hall and church.
- b) Provide new community facilities where these do not detract from current facilities and seek to provide new space and opportunities for community activity.
- c) Seek to incorporate opportunities for new community activity where these align with other policies in this Plan.

*Objectives addressed: 6*

## 3.6 Housing

The following highlights the relevant policies that the Woodmansey Neighbourhood Plan should consider with regards to general conformity in terms of 'Housing' and highlights the available evidence that can be used to support proposed policies. In order for policies regarding housing to be created they have to be based on robust evidence and be in general conformity with the policies highlighted above. The types of evidence required for creating housing policy are listed below:

- Population/demographic profile of the area
- Demand/Need for housing (including size and type)/Tenure
- Potential sites

Relevant Strategic Policies: East Riding Core Strategy	
S3	Focusing development
S5	Delivering housing development
H1	Providing a mix of housing and meeting needs
H2	Providing affordable housing
H3	Providing for the needs of the travelling community
H4	Making the most efficient use of land
EC4	Enhancing sustainable transport
A1	Beverley & Central sub area

### ***ERYC Strategy***

**Policy S5** identifies that provision will be made for at least 23,800 (net) additional dwellings (1,400 per annum) in the East Riding between 2012 and 2029. The share of this distribution of dwellings allocated to Rural Service Centres and Primary Villages (Woodmansey is identified as a Primary Village) is 12.4% (2,960 dwellings). **Policy S5** further stipulates that sites for housing in Primary Villages will be allocated to support the level of growth as set out in **'Table 2'** (page 56) based on either a 10% increase in the number of dwellings in a Primary Village over the plan period, or a total of 85 dwellings, whichever is the lower. **'Table 2'** indicates the housing requirement for Woodmansey is **50 dwellings** over the period 2012/13 – 2028/29.

**The Submission Allocations Document** informs the housing position further in **Paragraph 58.3 (p.217)**. *Woodmansey is identified as a Primary Village in the Strategy Document and 50 new houses are proposed for the village over the period to 2028/29. There are 14 dwellings in the existing commitments figure for the settlement.*

The Strategy Document also clarifies the approach to Neighbourhood Plans with regards to housing:

### **Paragraph 5.14 (p. 57):**

*“Policy S1 sets out the approach to considering Neighbourhood Development Plans. If a Neighbourhood Development Plan seeks to deliver a higher level of housing, it will be supported*

where the scale of residential development does not compromise the overall approach set out in the Spatial Strategy. Each Neighbourhood Development Plan will be considered on its own merits, but it would be difficult to justify an approach that promotes a scale of development that exceeds all settlements in the next category of the Settlement Network (e.g. support would be given to a Neighbourhood Development Plan for a Primary Village where it proposes no more than 170 dwellings).”

#### **Evidence to support our policies**

**Strategy Document** – The strategy document provides the policies and overview with regards to housing need within the East Riding.

With regards to Housing Mix **Paragraph 6.10** states:

*The size and type of housing should reflect the housing need in the locality, with a particular focus on providing for the needs of the older people who have been identified in the Housing Strategy as a key group within the East Riding. The mix should take account of the need and demand identified in the latest SHMA and Housing Strategy, and, where relevant, information provided by the Council’s Housing Strategy and Development Team.(p.75)*

**Paragraph 6.12** *The Housing Strategy and SHMA refer to the difficulties that first time buyers face when seeking to purchase a house (p.76).*

#### **Strategic Housing Market Assessment – SHMA (October 2011)\*\***

The SHMA identifies the current housing stock, type, market trends and future need within the East

has been used to create and support the housing policies within the **Strategy Document**. There is one specific reference to Woodmansey within the report: ‘Change in Average House Prices’ (p. 40).

*However, Woodmansey falls within the housing market area of ‘Beverley’: Beverley: consists of StMary’s: Minster and Woodmansey; and Beverley and Rural Wards (p.3).*

#### **Woodmansey NDP Household Survey (February 2014)**

The community consultation undertaken as part of the Woodmansey Neighbourhood Plan is important for identifying the needs and wants of the local community. The survey indicates/summarises (Figs. 19-25):

- A wide range of housing is ‘very important’ – Figure 16;
- Small starter homes; medium size (3-4 bedrooms), and small homes for retirement are the preferred types – Figure 19;
- Sites that provide small groups of housing are preferred;
- Support for conversion of existing buildings;
- 95% of people want to see Affordable housing;
- 69% want to see homes for rent;
- Homes are not to be ‘ring fenced’ for local people.

#### **Affordable Housing (Policy H2)**

##### **Strategy Document**

*Paragraph 6.18 The Strategic Housing Market Assessment identifies that there is a significant need to provide additional affordable units over the plan period. (p.78) – Figure 8 Affordable housing provision (p.80) – 25% allocated to the Beverley Sub Area.*

<p><b>Strategic Housing Land Availability Assessment (SHLAA 2014)</b></p> <p><a href="#"><u>Strategic Housing Land Availability Assessment</u></a></p>
<p>Relevant Maps:</p> <p><b>SHLAA 2014 Maps – Beverley</b></p> <p><b>SHLAA 2014 Maps - Woodmansey</b></p> <p>The <b>SHLAA</b> indicates two sites in the Woodmansey Neighbourhood Area:</p> <ul style="list-style-type: none"> <li>• <b>Site 10/05065/PLF (PP)</b> – 0.33ha Site has planning permission and corresponds with the site shown in <a href="#"><u>The Submission Allocations Document</u></a>.</li> <li>• <b>Site Bev43 (PS)</b> was indicated as a potential 4.19ha site (Net Capacity 125 dwellings), however the Site is <i>'not currently developable because of one or more constraints to development'</i> and is not included in the Submission Allocations Document.</li> </ul> <p><b>Woodmansey NDP Household Survey (February 2014)</b></p> <p>In addition the following sites have been identified for potential housing development:</p> <ul style="list-style-type: none"> <li>• Lakeminster park</li> <li>• Caravan site area</li> <li>• Paddock area</li> </ul> <p>With the following identified as 'not' been suitable:</p> <ul style="list-style-type: none"> <li>• Agricultural or rural sites</li> <li>• Hull Road</li> <li>• Near the village hall</li> <li>• Primrose Park</li> </ul>
<p><b>Local Housing Study</b></p> <p><b>Affordable Housing Viability Assessment</b></p> <p><b>East Riding of Yorkshire Housing Needs and Market Assessment</b></p> <p><b>East Riding of Yorkshire Gypsy and traveller Accommodation Needs Assessment</b></p> <p><b>Local Transport Plan 2011-2015</b></p>

### 3.6.1 Location of new housing

The village of Woodmansey has two distinct halves, north and south, in terms of residential areas. There is no clearly defined 'centre' to the village. However, the location at the northern edge of the southern residential area where the school, church and war memorial are located does provide a joining point for the two halves of the village. In addition, new development can provide sustainability for the school which is very much a key focal point for the village.

The strategy developed by the Steering Group has been to identify sites which fulfill, as far as is practicable, the following criteria:

- a) located within a 10-minute walk of the school; or
- b) located in areas which are already significantly residential in character; or
- c) do not remove land from economic use.

Many sites identified in the Strategic Housing Land Availability Assessment as having potential for development are currently within Flood Zone 3 as defined by the Environment Agency.

The findings of the Steering Group in considering potential development sites have been incorporated into a Masterplan for the village, illustrated in Map 4 at section 3.8. This shows the potential for a range of new development providing a 'ring' of new growth around the northern end of the village initially, with strong links to the centre of the village where school, church and a proposed new commercial hub and parkland will all be supported by such growth. Within this ring there are currently permissions granted or being built out for 40 new homes. Those new homes may bring with them new green space and affordable homes, although they do not, critically, directly contribute to the wider ambitions of the Masterplan.

Each additional site (or zone) has been assessed by the Steering Group in order to identify those most suitable for delivering broadly the 130 new homes regarded as necessary to provide the necessary infrastructure to ensure the sustainability of the community. The full assessment can be found in the web-based Evidence Base which supports the Plan, entitled 'Site assessment and rational report for the Woodmansey Neighbourhood Plan'.

The validity of this approach has now been confirmed by the Strategic Environmental Assessment undertaken in 2017 by AECOM.

Appendix 1 sets out the assessment process for the identification of preferred development sites for new homes in the Neighbourhood Area.

## **H1 Provision of new housing**

New housing development proposals for upto a maximum of 130 new homes in total are welcomed where these:

- a) Are located in the 4 sites prioritised for development identified in the Masterplan;
- b) Comply with all other relevant policies in this Neighbourhood Plan;
- c) Are not brought forward for development in advance of a Community Infrastructure Levy Charging Schedule being adopted by the East Riding of Yorkshire Council.

All development proposals should demonstrate how they have involved and consulted with the local community in drawing up proposals, including local residents and businesses.

All development proposals are required to demonstrate, to the satisfaction of the Parish Council, how they will work with the Parish Council in delivering the Neighbourhood Plan, in particular with respect to the key aspects of the Masterplan, including:

- Provision of new green and recreational spaces.
- Provision of new footpaths and cycle routes.
- Provision of new green infrastructure.
- Development of new community and retail facilities and associated infrastructure.

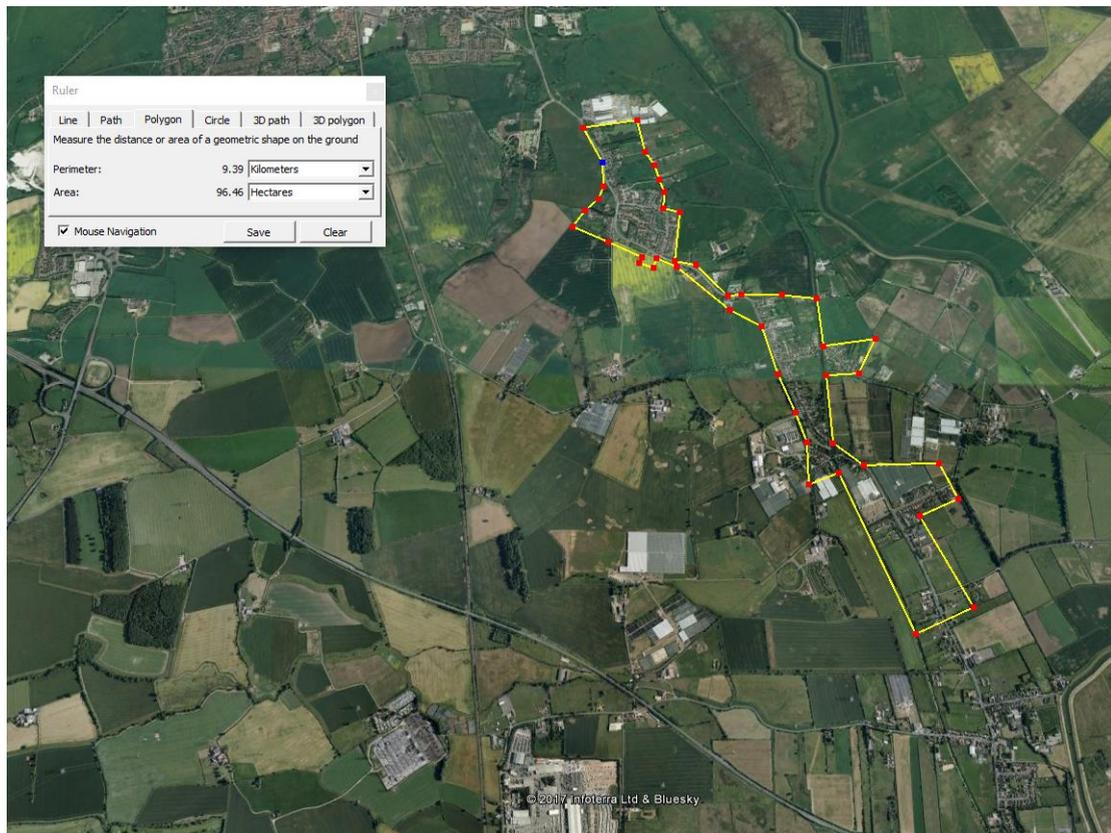
*Objectives addressed: 1, 2*

### 3.6.2 Scale of development

Housing in Woodmansey is varied in style and form, reflecting the evolution of the village over many years. However, support has been shown through consultation for housing which provides for the needs of local people, in particular providing for young people, young families and older people.

Recent developments have been sympathetic to the surrounding built form and that should be continued with new development in their specific contexts.

Housing density in the built up area is surprisingly low, as illustrated below. However, recent modern developments by Barratt Homes and Peter Ward Homes off Hull Road are more in line with ERYC targets of 30 dwellings per hectare (dph). The rest of the village generally has homes with extensive gardens and backland, reducing the overall density figure to under 6 dph.



Built up area – —————  
Number of dwellings: 545  
Size of built up area: 96.46 hectares  
Dwellings per hectare: 5.65

## **Policy H2: Scale of development**

Development proposals should reflect their surroundings and be similar in terms of density, footprint, separation, scale and bulk of buildings in the surrounding area. Proposals should:

- a) Provide 2 storey and bungalow housing in keeping with the rest of the built form.
- b) Provide a range of housing types and size, to offer opportunity for all to live in the community, particularly young people, young families and older people.
- c) Provide new housing on smaller sites that are more likely to be assimilated into existing communities and reduce the stress on village service and infrastructure.
- d) Re-use redundant buildings where appropriate to accommodate new homes.
- e) Reflect the openness of the existing built form, with garden and backland infill development strongly discouraged where this reduces openness, harms character and causes overlooking.
- f) Provide appropriate landscaping to soften the visual impact of development.
- g) Reflect the character of the village regarding providing large gardens and with developments at the lowest density provided for within the East Riding of Yorkshire Council's Local Plan.

*Objectives addressed: 1, 2*

### 3.7 Work and business

The following highlights the relevant policies that the Plan should consider with regards to general conformity in terms of ‘Work and Business’ and highlights the available evidence that can be used to support proposed policies.

Relevant Strategic Policies: East Riding Core Strategy	
S3	Focusing development
S6	Delivering employment land
S7	Delivering retail development
EC1	Supporting the growth and diversification of the East Riding economy
EC2	Developing and diversifying the visitor economy
EC3	Supporting the vitality and viability of centres
EC4	Enhancing sustainable transport
A1	Beverley & Central sub area

#### [ERYC Strategy Document](#)

**Paragraph 4.13 (p.41)** indicates that in order to “support Policies S1 and S2, most new development will be directed to areas where there are services, facilities, homes and jobs, and where it can be served by the most sustainable modes of transport. A ‘Settlement Network’ is set out in Policy S3 and provides a framework that will allow this to happen.”

**Woodmansey** is identified by Policy S3 as a ‘**Primary Village**’ within the Settlement Network, and therefore its function is: “In order to sustain the overall vitality of rural areas, development to meet local community needs and sustainable economic growth will be supported in Rural Service Centres and Primary Villages, complementing the roles of Towns in meeting some of the basic needs outside of the Major Haltemprice Settlements and Principal Towns.” (Policy S3 P. 41).

**Paragraph 4.14 (p.42)** states that the: “purpose of identifying a Settlement Network is to ensure that the right level of development takes place in the right places. In general, this means focusing most new development into the East Riding’s larger settlements. However the Network also responds to the rural nature of the East Riding recognising that each settlement performs a different role and function. A great deal of consideration has been given to ensuring there is a good geographic spread of service centres of varying sizes across the East Riding. This recognizes the challenges of accessing and providing services in a large rural authority area. The Network provides a clear approach for communities, setting out where development will take place over the plan period”

The Woodmansey Neighbourhood Plan has an important role to support the nearby Principal Town of Beverley and this is highlighted by **Paragraphs 4.19** and **4.20 (p. 43)** below:

**Paragraph 4.19** The Principal Towns have a wide range of services and facilities, which will be further enhanced during the plan period, and they fulfil a significant role as service, employment and transport hubs for their surrounding areas. They vary in size and function, complementing and

supporting the roles of the region's larger towns and cities.

**Paragraph 4.20** There are also significant concentrations of businesses at Carnaby, Kelleythorpe and **Tokenspire Industrial Estates** which are close to Bridlington, Driffield and **Beverley** respectively. Whilst these industrial estates are detached from the main built up areas, they are important for contributing to the economic role and competitiveness of these settlements.

**Tokenspire Industrial Estate lies within the Woodmansey Neighbourhood Plan Area and therefore policies will have to take into account the wider 'economic role and competitiveness' that it contributes to the Principal Town of Beverley.**

The importance of the Tokenspire Business Park is confirmed through its inclusion within **Policy A1: Beverley & Central sub area (p. 179) of the Strategy Document**, and therefore any allocations need to be in general conformity with this strategic policy.

Woodmansey lies within the Beverley and Central Sub area (**Figure. 15 p.170**) and **Paragraph 10.3 (p.170)** states that: *Neighbourhood Development Plans, Town or Parish Plans, Design Statements and other strategies produced by local communities will complement the sub area policies, and provide additional details which will be of relevance to those preparing plans or proposals across the East Riding.*

Evidence supporting our policies	
Census	Data
<a href="#">Woodmansey Settlement Profile</a>	
<i>Demographics, Employment figures and types, Economic Activity, Deprivation, Services and Facilities, and Accessibility, Environment (including quality of agricultural land).</i>	
Labour Market Statistics - <a href="https://www.nomisweb.co.uk/">https://www.nomisweb.co.uk/</a>	
<b>Woodmansey Business Survey (February 2014)</b>	
The consultation produced for the Woodmansey Neighbourhood Plan can be used to raise the issues people in the neighbourhood area consider to be important. Local issues constraining growth can be identified.	
Identifies two sites for development: <b>Plaxton Bridge, Tokenspire</b>	
<b>Woodmansey NDP Household Survey (February 2014) – Figure 26 'Types of Business'</b>	

**Tourism Accommodation Study (2009) \*\***

Woodmansey falls within the **'Beverley and its Hinterlands'** tourism character area. The document identifies the potential for tourism and diversification (in line with policy aims in the Strategy document). As Woodmansey lies approximately 2 miles to the South of Beverley it provides the opportunity to consider if tourism can be used to support the local and wider economy.

**Paragraph 5.42 (p.37)** *"In the surrounding area, the consultation process suggests that there is a number of 'Gastro Pubs' in some of the nearby villages... these types of facilities have a good synergy with people looking to undertake activities such as walking, cycling and even horse riding"*

<b>Other Available Documents</b>	<b>Employment Land Review** Town centres and retail Study** East Riding of Yorkshire Economic Development Strategy**</b>
----------------------------------	--

### 3.7.1 Location for new business growth

Woodmansey is a community that has industry at its heart. Tokenspire business park in the north and the industrial area around Plaxton Bridge in the south are well established facilities, along with the many hectares of land traditionally used as glasshouses.

There is a clear opportunity to see Tokenspire expand, particularly with the completion of the Beverley relief road. Equally, the industrial area around Plaxton Bridge has the opportunity to develop further, where this does not conflict with local residential areas.

Otherwise, the village is primarily residential and, while some small scale business use is welcomed where this does not cause any interference with neighbours in the locality, generally new business growth should take place in these established business friendly zones.

#### **Policy WB1 New business growth**

Development proposals for the continuance and growth of existing industrial and business zones at Tokenspire and Plaxton Bridge will be supported, within the business classes already permitted at these locations and within the sites identified on the Proposals Map.

New business development will be supported where these utilise brownfield locations and are well linked into transport infrastructure and minimise disruption to and safeguard residential amenity.

*Objectives addressed: 4*

### 3.7.2 Supporting business development

Over and above the business zones identified above, there are many other small businesses operating in the village, including homeworkers, 'cottage' industry and farms/horticulture areas. The development of these businesses provides for important local employment and should be enabled to continue to flourish where there is no impact upon residential areas.

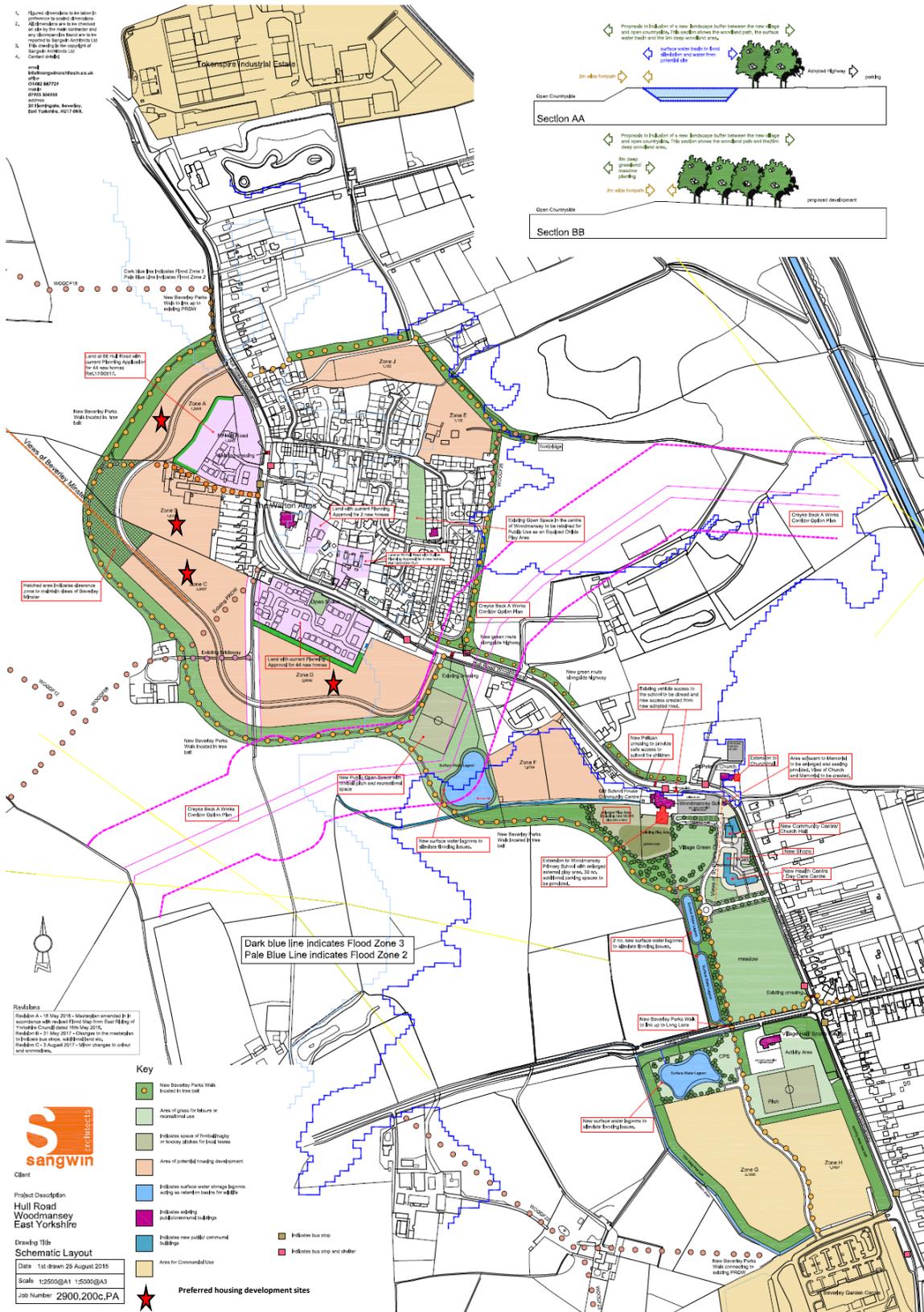
#### **WB2 Supporting small business development**

The growth of existing small businesses and new start businesses will be supported where these do not have negative impact upon local residents, including in respect of significantly increased traffic movements, the use of larger vehicles or Heavy Goods Vehicles, or other detrimental impacts.

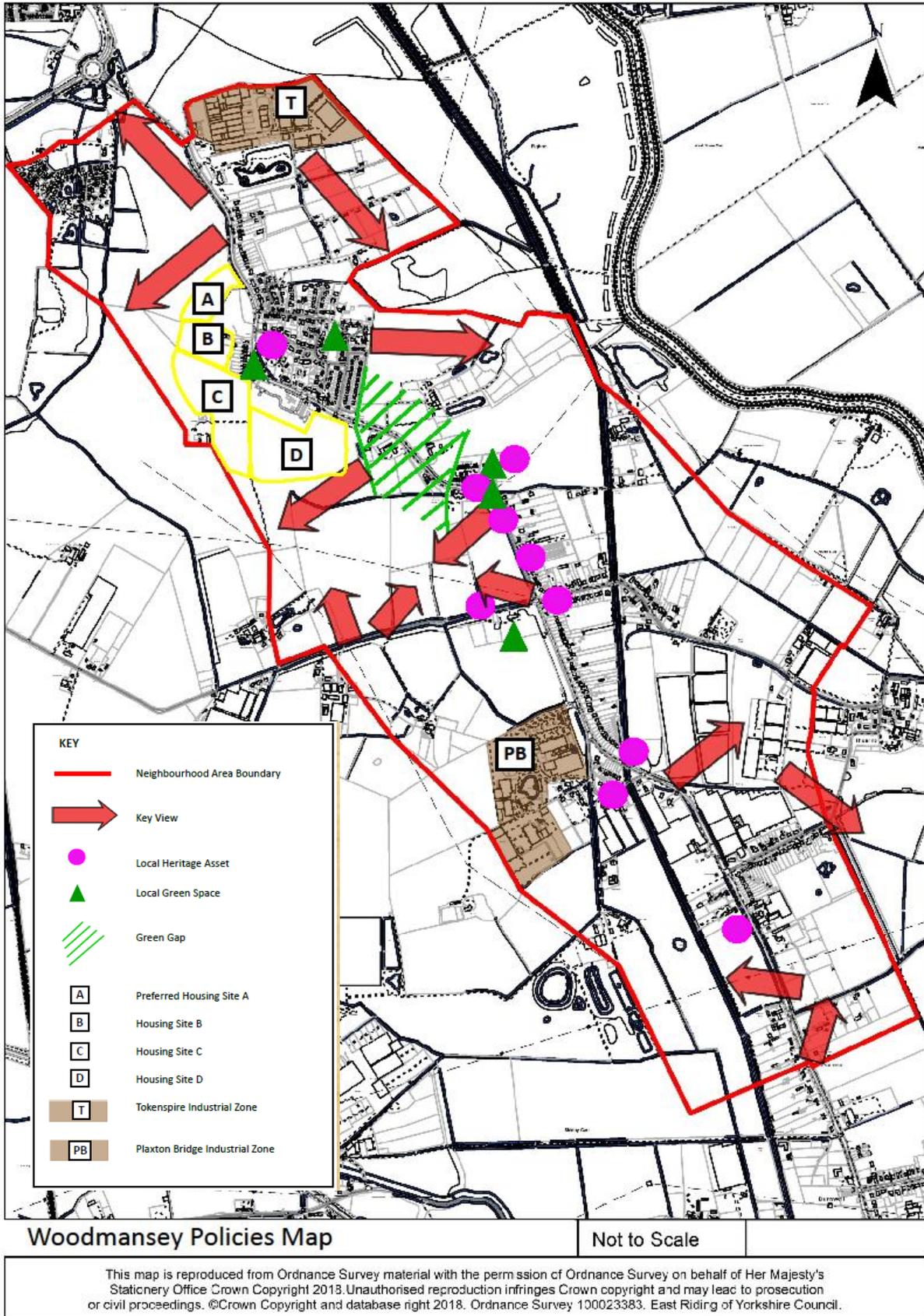
In addition, hours of operation of new business should have respect to nearby residences and ensure that noise and/or traffic movements do not impact upon residential neighbours to the extent that they constitute nuisance.

*Objectives addressed: 4*

# 3.8 Policies maps



Map 4: Woodmansey NDP – the Masterplan



**Map 5: Woodmansey NDP Policies**

## 4 Delivering the Plan

### **Parish Council arrangements for monitoring and evaluation**

The NDP steering group will continue to meet at least 4 times a year. Feedback from meetings will be given to full Parish Council meetings with opportunity given for full discussion and consideration of issues arising. It will be a priority to include non-Parish Council residents on the steering group together with members of the business community and when appropriate representatives of ERYC.

On an annual basis the steering group will establish specific targets to achieve key objectives contained within the NDP. The targets will be supported by a detailed action plan that identifies what is to be done in order to achieve the targets set. Subsequent sub group meetings will examine evidence available to assess if set targets have been reached and key objectives achieved. Targets fully achieved will be Green rated, targets partly achieved Amber rated and targets not achieved Red rated. At the end of each yearly cycle new targets will be set to take account of the outcome of the RAG rating and incorporate targets for further progress of the NDP.

### **Parish Council arrangements for review**

It is envisaged that the results of the process of monitoring and evaluation will be mapped out in a format that allows all stake holders to be able to get a clear view of how well the NDP is progressing at any point in time. This will also help to facilitate the process of reviewing the success of targets that support key objectives in the NDP. It is recognised that targets set may need to be modified or changed as a result of external factors and as a consequence need to be under regular review. The systematic mapping of targets and key objectives will provide a sound evidence base to show not only how well the NDP is progressing but also how at key points decision making is done by the Parish Council to achieve the required outcomes of the NDP.

### **Delivering the sites**

The Woodmansey NDP plan is allocating areas that can be developed. Housing sites clearly will have the greatest reward for landowners but other areas and parcels of land are required for lesser monetary values such as recreation, green space, industrial and commercial. In addition, land will also be required for drainage, services, rights of way and buffer zones, car parking and other community benefits.

### *Consortium Agreements*

Consortium agreements (which are increasingly referred to as collaboration agreements) are a mechanism by which a group of landowners can eliminate potential conflicts between each other when it comes to masterplanning a development scheme across multiple ownerships.

There are various means of equalising proceeds but if all the land is expected to be developed, this is

often pro rata to the planning consent area. That way, there is a 'consolation prize', with some proceeds payable to landowners whose land may not be developed for the highest value uses, in recognition of the original agreement and the fact that they were willing to join in, helped secure a planning consent.

As mentioned, the description 'collaboration agreement' is increasingly used interchangeably with 'consortium agreement' and therefore, in many people's minds, they are arguably the same thing. However, it is possible for parties to collaborate without a formal equalisation agreement and such a collaboration agreement can achieve some form of equalisation of value for an agreed masterplanning approach. These agreements can work well where there is confidence as to the boundaries of the planning consent area (for example, following an allocation or draft allocation in a Local Plan and regarding timing, phasing and land constraints), that would create additional complications for equalisation or preclude trust pooling.

For the Woodmansey Neighbourhood Plan and its associated Masterplan, the intention is to develop such an agreement with the landowners involved in order to assure the holistic vision is delivered for the village.

# Appendices

## Appendix one: Woodmansey housing development sites assessment

The following assessment of zones identified for potential development through the Woodmansey Masterplan is drawn from a supporting paper entitled “Site assessment and Rationale Report”. This can be found in full on the Woodmansey NDP website.

### Site A: Land off Hull Road/West of Ivanhoe

<b>Site Characteristics</b>	
Site area ha	1.36
Site type	Greenfield
On-site land uses	Agriculture
Neighbouring land uses	Agriculture/housing
Topography	Flat
Landscape	Agricultural field
Flood zone	1
Boundaries	Hedgerows
Road front	Fronts onto Hull Road
Character conclusions	The site has no special characteristics
<b>Spatial Relationships</b>	
<b>Local Plan Designations</b>	None – outside Development Limits Formerly (part of) Wood 21r in 2013 SHLAA
<b>Other Spatial Relationships</b>	
ERYC ownership %	0%
Nearest train station	Beverley
Nearest train station distance (m)	1.7
Nearest bus stop	Hull Road
<b>Agricultural Classification</b>	
Areas of protected/unprotected woodland/trees/hedgerows?	Hedgerows fronting main road
Site includes Grade 1 Grade 3 or Grade 3a agricultural land?	3
Does the site contain buildings?	No
Are buildings used for agricultural purposes?	n/a
<b>Conclusions</b>	
Suitability	Yes. Contributes to Masterplan vision for belt development around northern Woodmansey contributing greenspace, greenways, rights of way and off road access to community facilities.
Constraints	None
Potential housing numbers @ 30dph/15dph	41/20
Availability	Yes
Sustainability Objectives met	Yes – 1,3,4,5,6,7
Other comments	None
Recommendation and justification	This zone is proposed as a core site for achieving the masterplan vision.

## Site B: Land off Hull Road/South of Ivanhoe

<b>Site Characteristics</b>	
Site area ha	1.68
Site type	Greenfield
On-site land uses	Agriculture
Neighbouring land uses	Agriculture/housing
Floodzone	1
Topography	Flat
Landscape	Agricultural field
Boundaries	Hedgerows, housing
Road front	Access route opposite Warton Arms onto Hull Road
Character conclusions	No special characteristics
<b>Spatial Relationships</b>	
<b>Local Plan Designations</b>	None – outside Development Limits
<b>Other Spatial Relationships</b>	
ERYC ownership %	0%
Nearest train station	Beverley
Nearest train station distance (m)	1.7
Nearest bus stop	Hull Road
<b>Agricultural Classification</b>	
Areas of protected/unprotected woodland/trees/hedgerows?	No
Site includes Grade 1 Grade 3 or Grade 3a agricultural land?	3
Does the site contain buildings?	Yes
Are buildings used for agricultural purposes?	Yes in part + some residential
<b>Conclusions</b>	
Suitability	Yes. Contributes to Masterplan vision for belt development around northern Woodmansey contributing greenspace, greenways, rights of way and off road access to community facilities.
Constraints	Access onto Hull Road
Potential housing numbers @ 30dph/15dph	50/25
Availability	Yes
Sustainability Objectives met	Yes – 1,3,4,5,6,7
Other comments	None
Recommendation and justification	This zone is proposed as a core site for achieving the masterplan vision.

**Site C: Land to the east of Paradise Farm**

<b>Site Characteristics</b>	
Site area ha	2.84
Site type	Greenfield
On-site land uses	Agriculture
Neighbouring land uses	Agriculture/housing
Floodzone	1
Topography	Flat
Landscape	Agricultural field
Boundaries	Hedgerows, housing
Road front	No – reliant on new access road
Character conclusions	No special features
<b>Spatial Relationships</b>	
<b>Local Plan Designations</b>	None – outside Development Limits
<b>Other Spatial Relationships</b>	
ERYC ownership %	0%
Nearest train station	Beverley
Nearest train station distance (m)	1.7
Nearest bus stop	Hull Road
<b>Agricultural Classification</b>	
Areas of protected/unprotected woodland/trees/hedgerows?	Hedgerow boundaries
Site includes Grade 1 Grade 3 or Grade 3a agricultural land?	3
Does the site contain buildings?	No
Are buildings used for agricultural purposes?	No
<b>Conclusions</b>	
Suitability	Yes. Contributes to Masterplan vision for belt development around northern Woodmansey contributing greenspace, greenways, rights of way and off road access to community facilities.
Constraints	Relies on new access road
Potential housing numbers @ 30dph/15dph	85/42
Availability	Yes
Sustainability Objectives met	1,3,4,5,6,7
Other comments	None
Recommendation and justification	This zone is proposed as a core site for achieving the masterplan vision.

## Site D: Land off Hull Road/south of Peter Ward Homes

<b>Site Characteristics</b>	
Site area ha	2.91
Site type	Greenfield
On-site land uses	Agriculture
Neighbouring land uses	Housing/agriculture
Floodzone	1
Topography	Flat
Landscape	Agricultural field
Boundaries	Field boundaries, housing
Road front	Partly to Hull Road
Character conclusions	No special features
<b>Spatial Relationships</b>	
<b>Local Plan Designations</b>	None – outside Development Limits
<b>Other Spatial Relationships</b>	
ERYC ownership %	0%
Nearest train station	Beverley
Nearest train station distance (m)	1.7
Nearest bus stop	Hull Road
<b>Agricultural Classification</b>	
Areas of protected/unprotected woodland/trees/hedgerows?	Hedgerow field boundaries
Site includes Grade 1 Grade 3 or Grade 3a agricultural land?	3
Does the site contain buildings?	No
Are buildings used for agricultural purposes?	N/a
<b>Conclusions</b>	
Suitability	Yes. Contributes to Masterplan vision for belt development around northern Woodmansey contributing greenspace, greenways, rights of way and off road access to community facilities.
Constraints	Reliant new access road
Potential housing numbers @ 30dph/15dph	87/44
Availability	Yes
Sustainability Objectives met	1,3,4,5,6,7
Other comments	None
Recommendation and justification	This zone is proposed as a core site for achieving the masterplan vision.

**Site E: 26 King Street**

<b>Site Characteristics</b>	
Site area ha	1.1
Site type	Previously developed land
On-site land uses	House/garden
Neighbouring land uses	Houses. Natural area (Figham Common)
Floodzone	1
Topography	Flat
Landscape	Previously house/gardens
Boundaries	Roadfront, hedgerows to Figham
Road front	Driveway entrance onto residential street
Character conclusions	No notable characteristics
<b>Spatial Relationships</b>	
<b>Local Plan Designations</b>	None – outside Development Limits
<b>Other Spatial Relationships</b>	
ERYC ownership %	0%
Nearest train station	Beverley
Nearest train station distance (m)	1.8
Nearest bus stop	Hull Road
<b>Agricultural Classification</b>	
Areas of protected/unprotected woodland/trees/hedgerows?	Hedgerows to Figham boundary Some trees
Site includes Grade 1 Grade 3 or Grade 3a agricultural land?	No
Does the site contain buildings?	1x bungalow (empty)
Are buildings used for agricultural purposes?	No
<b>Conclusions</b>	
Suitability	The site is broadly suitable for infill homes which should tie into surrounding properties. However, access is inevitably onto a residential street and opposite a children's park.
Constraints	See above
Potential housing numbers @ 30dph/15dph	33/16
Availability	Yes
Sustainability Objectives met	1,3,4,5,7
Other comments	None
Recommendation and justification	This zone is proposed as a secondary zone for development at this stage. Does not contribute directly to the vision for the development of the village and has significant constraints. However, it does enable the ringbelt concept to be completed around northern Woodmansey and is therefore of strategic importance. Could be a suitable site for a Community Led Housing scheme.

**Site F: Land off Hull Road/West of Primary School**

<b>Site Characteristics</b>	
Site area ha	1.57
Site type	Greenfield
On-site land uses	Agriculture
Neighbouring land uses	Agriculture, educational facility
Floodzone	3 with small section of 2
Topography	Flat
Landscape	Agricultural field
Boundaries	Hedgerows
Road front	Entrance onto Hull Road
Character conclusions	No special features
<b>Spatial Relationships</b>	
<b>Local Plan Designations</b>	None – outside Development Limits
<b>Other Spatial Relationships</b>	
ERYC ownership %	0%
Nearest train station	Beverley
Nearest train station distance (m)	1.8
Nearest bus stop	Hull Road
<b>Agricultural Classification</b>	
Areas of protected/unprotected woodland/trees/hedgerows?	Hedgerows
Site includes Grade 1 Grade 3 or Grade 3a agricultural land?	3
Does the site contain buildings?	No
Are buildings used for agricultural purposes?	N/a
<b>Conclusions</b>	
Suitability	Located in flood zone so significant mitigation measures would be required for the site to be brought forward but it is well situated for supporting village centre facilities.
Constraints	Flood zone
Potential housing numbers @ 30dph/15dph	47/23
Availability	Yes
Sustainability Objectives met	1,3,4,5,6,7
Other comments	None
Recommendation and justification	This zone is not acceptable for development at this stage.

## Site J: Primrose Park

<b>Site Characteristics</b>	
Site area ha	1.15
Site type	Greenfield
On-site land uses	Agriculture
Neighbouring land uses	Housing, agriculture
Flood zone	1
Topography	Flat
Landscape	Agricultural field
Boundaries	Hedgerows to other fields, gardens from neighbouring homes.
Road front	Small entrance onto Primrose Park.
Character conclusions	No special features
<b>Spatial Relationships</b>	
<b>Local Plan Designations</b>	None – outside Development Limits
<b>Other Spatial Relationships</b>	
ERYC ownership %	0%
Nearest train station	Beverley
Nearest train station distance (m)	1.6
Nearest bus stop	Hull Road
<b>Agricultural Classification</b>	
Areas of protected/unprotected woodland/trees/hedgerows?	Hedgerows
Site includes Grade 1 Grade 3 or Grade 3a agricultural land?	3
Does the site contain buildings?	No
Are buildings used for agricultural purposes?	N/a
<b>Conclusions</b>	
Suitability	Contributes to the ringbelt vision of the masterplan for the northern part of Woodmansey. Potentially access issues to overcome
Constraints	Access onto Hull Road?
Potential housing numbers @ 30dph/15dph	34/17
Availability	Yes
Sustainability Objectives met	1,3,4,5,6,7
Other comments	None
Recommendation and justification	This zone is proposed as a secondary site for achieving the masterplan vision.

## Summary of housing site assessments

Sustainability Objective (SO)		Assessment Criteria	Zones						
			A	B	C	D	E	F	J
1	To support future development that will ensure village sustainability and a thriving community.	a. Could the site provide sufficient homes to contribute towards the needs of the parish?	Y	Y	Y	Y	Y	Y	Y
		b. Is the site large enough to deliver the right mix of homes?	M	Y	Y	Y	N	Y	Y
		c. Is the site deliverable?	Y	Y	Y	Y	Y	M	Y
2	To recognise, respect and enhance the historical prominence and distinctive character of the village.	a. Could the site benefit historic buildings?	N	N	N	N	N	N	N
		b. Could the site enhance the character of the village?	Y	Y	Y	N	Y	N	N
		c. Could the site conserve or enhance landscape features?	N	N	N	N	Y	N	N
3	To have good access to community facilities.	a. Is the site in walking distance of community facilities?	Y	Y	Y	Y	Y	Y	Y
		b. Are there good connections to commercial/service centres, including bus/rail services?	Y	Y	Y	Y	N	Y	N
4	To be a welcoming community which promotes the interest of all.	a. Is the site within walking distance of community buildings, e.g. village hall/church/amenity areas?	Y	Y	Y	Y	Y	Y	Y
		b. Could the site enhance community facilities?	Y	Y	Y	Y	N	Y	Y
5	To welcome businesses and local employment that contributes to the vitality and sustainability of the parish.	a. Is the site suitable for home working?	Y	Y	Y	Y	M	Y	Y
		b. Could the site provide homes affordable to the working population?	M	Y	Y	Y	Y	Y	Y
		c. Does the site remove land from economic use?	N	N	N	N	N	N	N
6	To mitigate the impacts of traffic	a. Is the site near to public transport connections?	Y	Y	Y	Y	Y	Y	Y
		b. Is the site accessible to community facilities by non-motorised means?	Y	Y	Y	Y	Y	Y	Y
7	To be supported by the existing residences as contributing positively to the vitality of the community	a. Support indicated in community surveys?	Y	Y	Y	Y	Y	Y	Y
		b. Sites promoted by the community, rather than owners/developers?	N	Y	Y	Y	Y	N	N

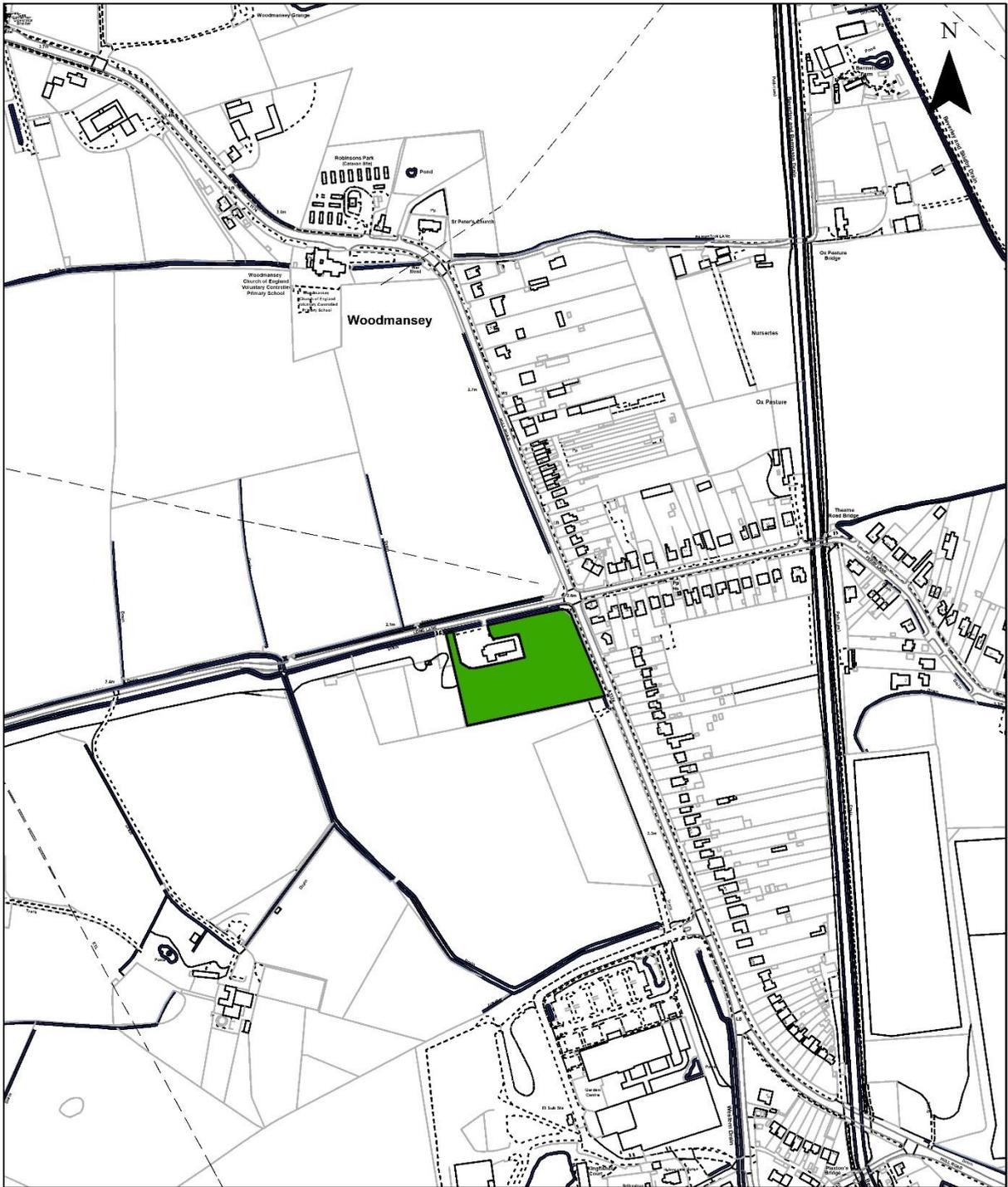
## Appendix two: Local Green Spaces assessment and site plans

Site name/location	Characteristics of the site	Close proximity to community?	Local significance?	Area in Hectares	Land owner/maintenance
Site around Village Hall	Greenspace	Yes – southern central half of village	Used for local community events/activities	1.16	Village Hall Committee
War Memorial	Greenspace surrounding war memorial	Yes – centre of the village	Used for commemorations.	0.003	Parish Council
Land surrounding St Peter’s church	Church grounds, gardens	Yes – centre of the village	Used for Church events.	1.012	PCC
Land to front of Warton Arms	Large green verge contributing to the open character of the village	Yes – southern central half of village	Amenity open space.	0.17	ERYC
Shopeth Way Play Area	Green space and play area for young children	Central to northern half of the village	Important play facility – the only one in the community presently.	0.4	ERYC

Note NPPF describes Local Green Space as follows:

*The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:*

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land.*



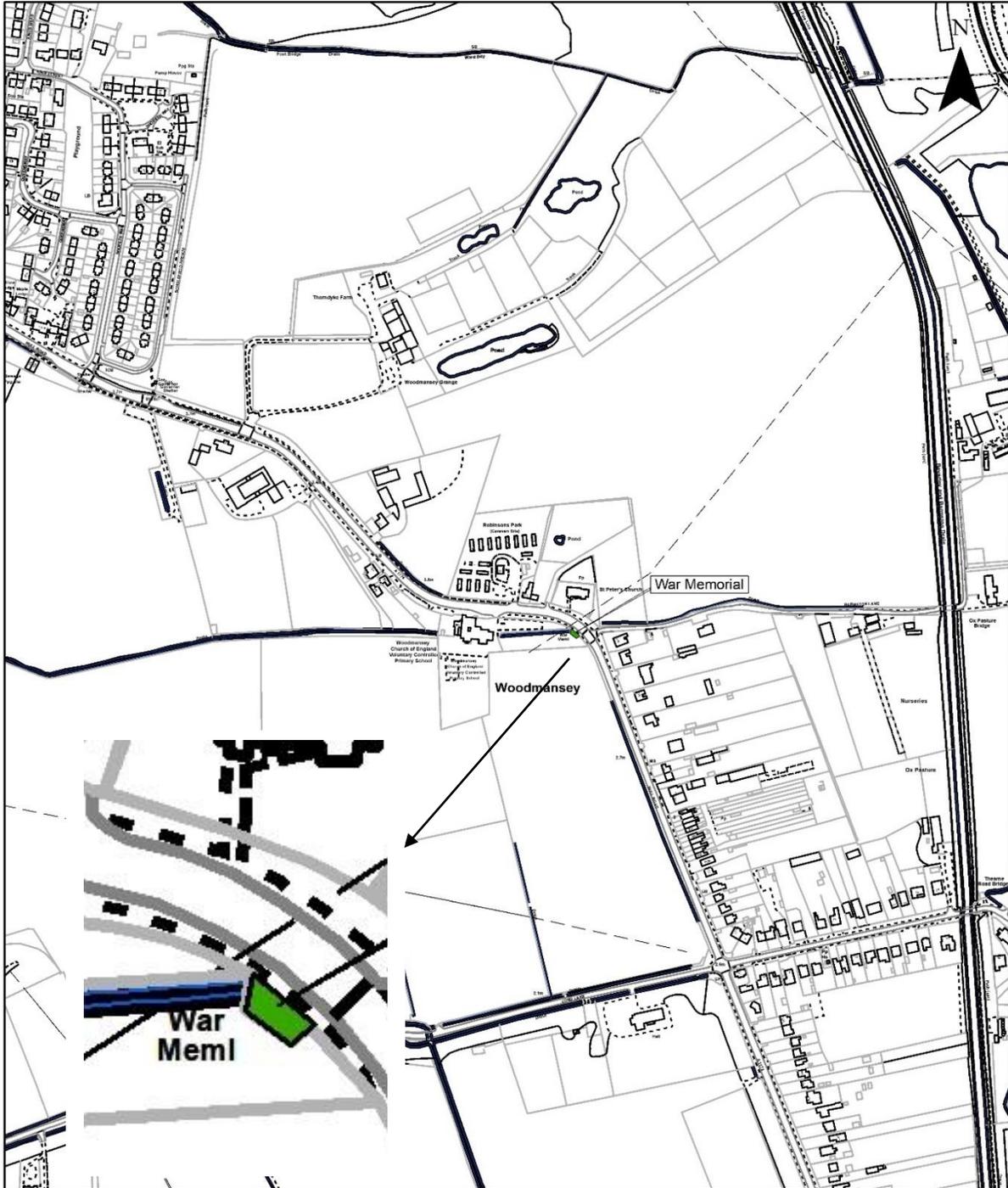
Proposed Local Green Spaces  
 Woodmansey Neighbourhood Plan  
**Land around Village Hall**

Scale 1:5000

Date 23.07.2018

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**Map 6: Village Hall Local Green Space**

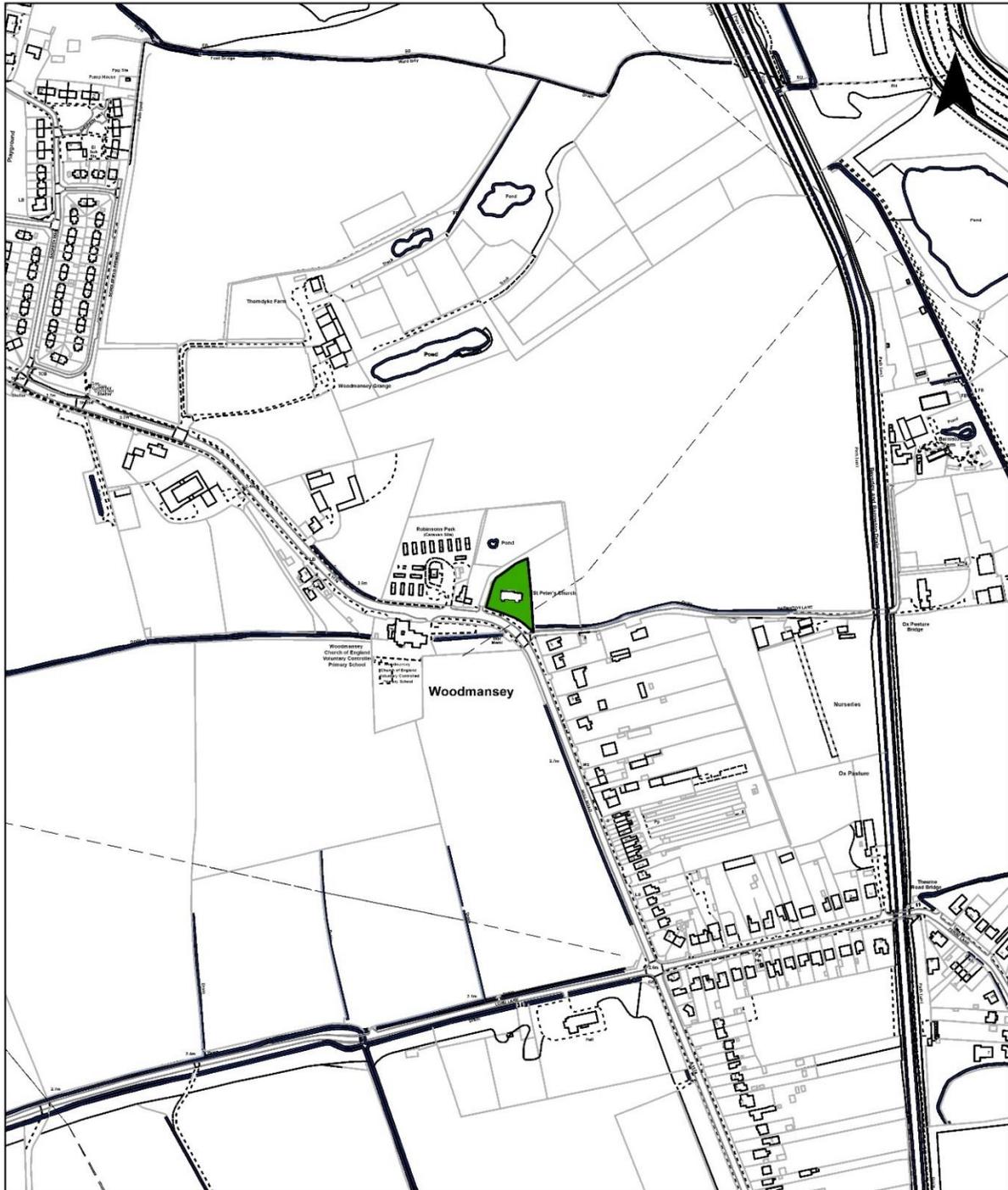


Proposed Local Green Spaces  
 Woodmansey Neighbourhood Plan  
**War Memorial**

Scale 1:5000    Date 18.07.2018

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**Map 7: War memorial Local Green Space**



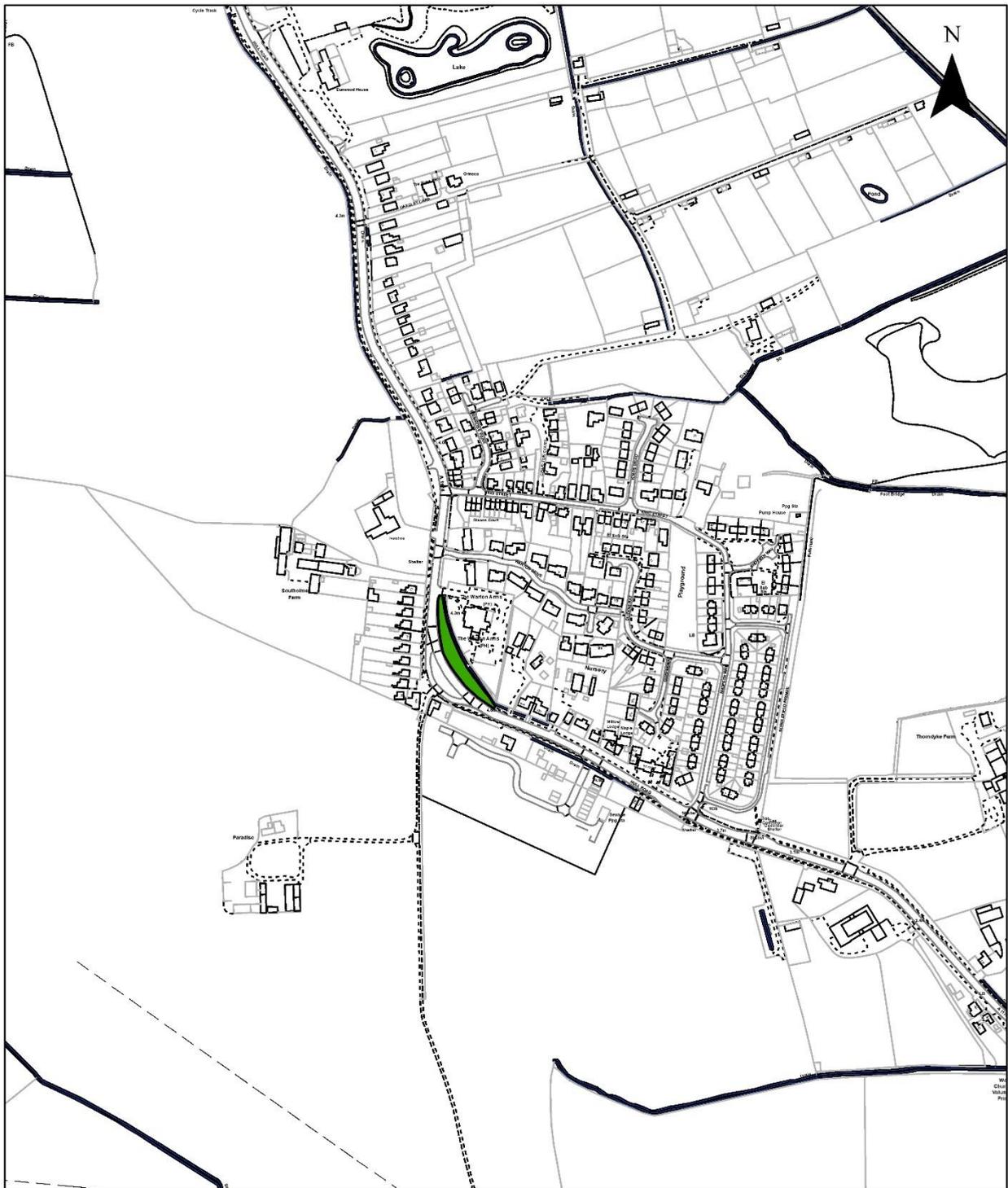
Proposed Local Green Spaces  
 Woodmansey Neighbourhood Plan  
**Land surrounding St Peter's Church**

Scale 1:5000

Date 18.07.2018

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**Map 8: St Peter's Church Local Green Space**



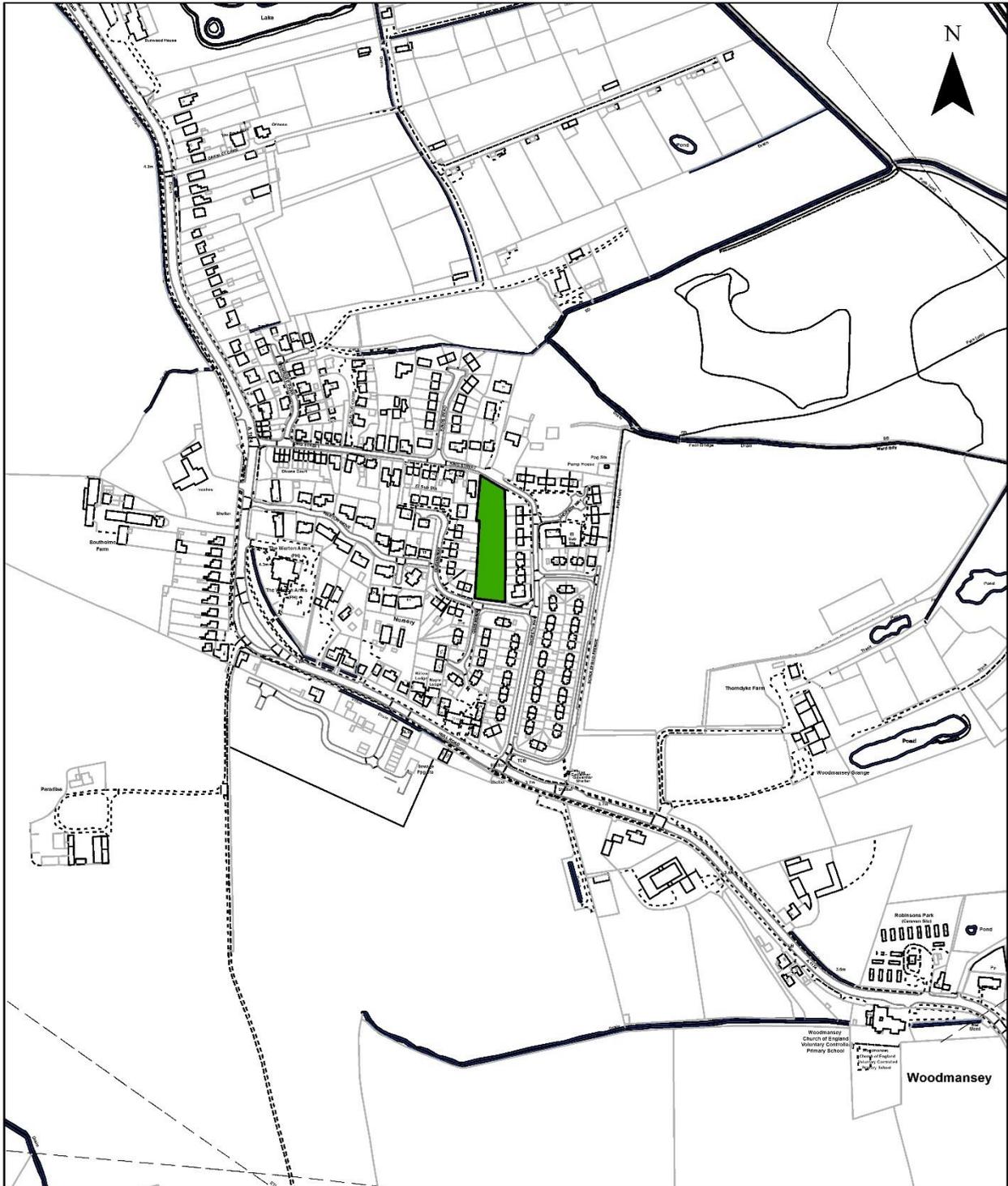
Proposed Local Green Spaces  
 Woodmansey Neighbourhood Plan  
**Land to the front of Warton Arms**

Scale 1:5000

Date 20.07.2018

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**Map 9: Warton Arms Local Green Space**



Proposed Local Green Spaces  
 Woodmansey Neighbourhood Plan  
**Shopeth Way Play Area**

Scale 1:5000

Date 20.07.2018

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**Map 10: Shopeth Way Local Green Space**

## Appendix three: Local non-designated heritage assets assessment

Feature name <sup>1</sup>	Location	Description. <sup>2</sup> Why is the feature of interest and significance? <sup>3</sup> What evidence exists to support the proposed selection?
War memorial	Hull Road	The War memorial honours the people of Woodmansey who fought and died in the 2 World Wars and as such has huge historical and communal value to the area
St Peters Church	Hull Road	The church is the only place of worship in the village, being built and furnished with money from the community in the late 19 century, and as such has great social and communal significance.
Primary School	Hull Road	Built in the mid 19 century the original part of the building was also used as a place of worship used prior to the church being built. It is an integral part of village life.
Mounting Block	185 Hull Road	This mounting block/milestone is older than the one referred to below, and as 1 of only 2 within the NDP area it should be retained for its age, historical and archaeological value.
Mounting block/milestone	Hull Road	Only 1 of 2 original milestones within the NDP area and should be retained for its age, historical and archaeological importance.
Bridge over Beverley Barmston Drain	Plaxton Bridge Road / Hull Road	Plaxton Bridge was built to carry the Hull to Beverley road over the Beverley and Barmston Drain and dates back to around 1801.
Warton Arms	Hull Road	Although the Warton Arms is relatively new being built in the 1980's the unusual (for this area) thatched roof has become quite a landmark and deserves to be in this category on the basis of landmark status social and communal value.
Long Lane (pt)	Long Lane (pt)	This road is part of an historic route into Beverley, although only part of it is within the NDP area, the majority of Long Lane is within Woodmansey Parish and comes out very near to the Historic and Archaeological magnificent Beverley Minster.

<sup>1</sup> Does the feature have a name locally eg building name? If not, a brief description.

<sup>2</sup> A more detailed description of the physical form

<sup>3</sup> Age, Rarity, Aesthetic Value, Group value (ie a grouping of asserts with a clear visual, design or historic relationship), Historic association, Archaeological interest, Designed landscapes, Landmark status, Social or Communal value

Feature name <sup>1</sup>	Location	Description. <sup>2</sup> Why is the feature of interest and significance? <sup>3</sup> What evidence exists to support the proposed selection?
		It is currently promoted as a green cycle route into Beverley and as such social and communal value can be placed on it.
Toll Bar Cottage	Ferry Lane	The importance of the Beverley to Hull road was such that in 1744 it was the first in the area to be taken over by a “turnpike trust” Toll Bar Cottage housed the toll-keeper who collected money from people using the road. It is one of the older houses in the NDP area and has a significant historic association.
Conservative Cottage (Bramhope House)	Plaxton Bridge Road.	This house was built in the 1830’s and still appears as a named building on Ordnance Survey Maps and fits the criteria for landmark status

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<sup>1</sup> Does the feature have a name locally eg building name? If not, a brief description.

<sup>2</sup> A more detailed description of the physical form

<sup>3</sup> Age, Rarity, Aesthetic Value, Group value (ie a grouping of asserts with a clear visual, design or historic relationship), Historic association, Archaeological interest, Designed landscapes, Landmark status, Social or Communal value

## Appendix four: Community facilities assessment

NAME OF FACILITY	ADDRESS	PRIMARY USE	USER GROUPS	CONDITION
Village Hall	Long Lane	Community groups, meeting space	Parish council, NDP, Dance lessons, Dancing, Short mat bowling, Auctions, Yorkshire Countrywomen's Ass. Private parties, wedding receptions. Fund raising events. Caravan rally's	Well maintained
Primary School (C of E)	Hull Road	Primary school	Social and fundraising events for the PTFA. Governors meetings.	Well maintained
Warton Arms	Hull Road	Public House	Social gatherings and occasional fund raising events	Well maintained
St Peters Church	Hull Road	Place of worship (CoE)	Flower festivals, concerts	Well maintained
Village Shop	Shopeth Way	Newsagent, shop, now CLOSED	None presently	Currently seeking planning permission to expand and reopen the premises as retail units
Residents Lounge	Shopeth Way	Social facility	Coffee mornings, social meeting area, Polling station	Well maintained

## Appendix five : Key views

Key views in the Neighbourhood Area were assessed by the Steering Group. Of particular importance for Woodmansey are views out of the village and across the open surrounding countryside. As the landscape is predominantly flat, views are easily obscured (for example by housing, fencing or hedgerows). Where they do exist, however, they tend to be long views and contribute strongly to the character of the village.

There are thirteen key views in to and out of Woodmansey village. These are illustrated in Map 4 and noted as follows:

### Key views:

1. Hull Road (north) towards Beverley
2. Hull Road (mid) west towards Beverley Parks
3. Hull Road (War Memorial) looking south west
4. Long Lane/Hull Road north west towards Beverley
5. Hull Road looking east
6. Thearne Lane looking north west
7. Hull Road south looking north east towards Thearne
8. Thearne Lane looking south east
9. Scholefield Avenue looking east
10. Tokenspire park looking south
11. Long Lane looking north east towards village centre
12. Hull Road/Dunwood House looking west
13. Long Lane looking north towards Beverley

Key View 1 Hull Road (north) towards Beverley



Key View 2 Hull Road (mid) west towards Beverley Parks



Key View 3 Hull Road (War Memorial) looking south west



Key View 4 Long Lane/Hull Road north west towards Beverley

Key View 5 Hull Road looking east



Key View 6 Thearne Lane looking north west



Key View 7 Hull Road south looking north east towards Thearne



Key View 8 Thearne Lane looking south east

Key View 9 Scholefield Avenue looking east



Key View 10 Tokenspire park looking south



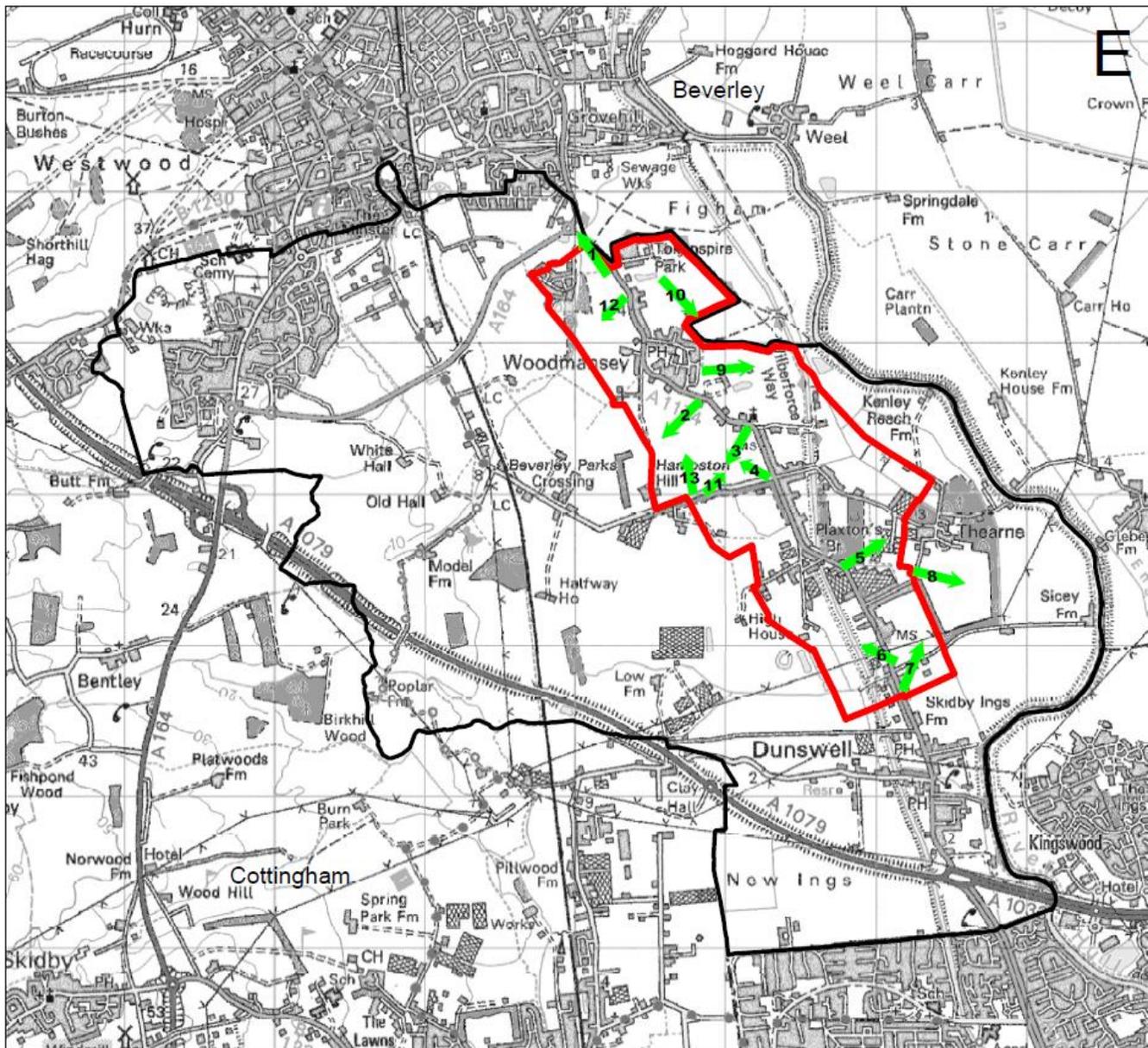
Key View 11 Long Lane looking north east towards village centre



Key View 12 Hull Road/Dunwood House looking west

Key View 13 Long Lane looking north towards Beverley





Woodmansey Neighbourhood Area  
 Designated 20.11.2013

- Key
- Woodmansey Neighbourhood Area
  - Woodmansey Parish Boundary
  - ➔ Key view



Map prepared by Forward Planning / PH

Not to Scale    Date: \_\_\_\_\_

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Map 11: Key views

*Woodmansey*

