



WOODMANSEY PARISH COUNCIL  
Site assessment and Rationale report for the  
Woodmansey Neighbourhood Plan

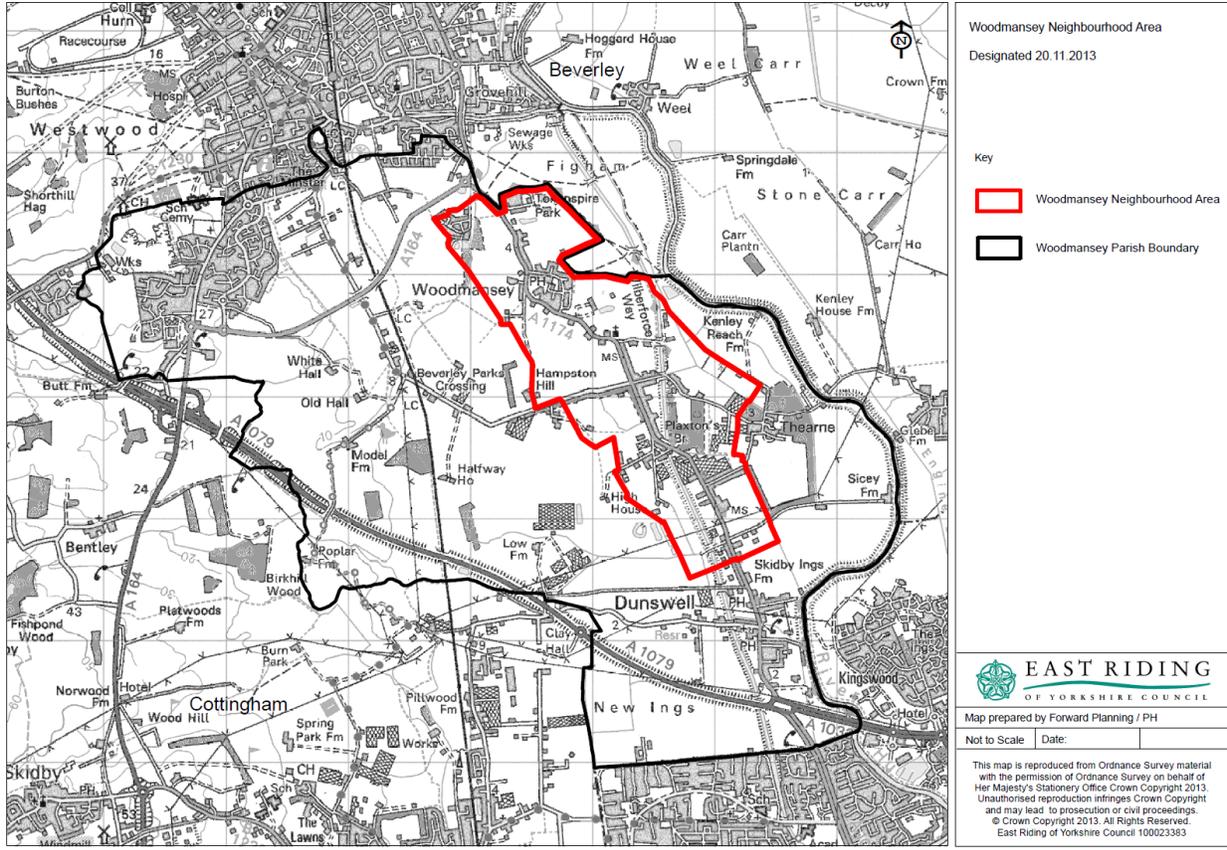
September 2017

# Contents

Part 1: Introduction and Methodology ..... 3

1. Purpose of the report ..... 3
2. Neighbourhood Plan vision and objectives ..... 3
3. Sustainability in Woodmansey ..... 4
4. Identification and assessment of potential sites ..... 5
- 4.1 Village consultation ..... 5
- 4.2 Landowner consultation ..... 8
- 4.3 Steering Group Strategic masterplanning ..... 8
- 4.4 Village masterplan ..... 12
- 4.5 Assessment Criteria (National Planning Policy Framework) ..... 12
- 4.6 Neighbourhood Plan sustainability objectives and site assessment criteria ..... 13

Part 2: Masterplan zone assessments ..... 14



## Part 1: Introduction and Methodology

### 1. Purpose of the report

This report is produced as a background document in support of the Woodmansey Neighbourhood Development Plan (WNDP). It sets out the rationale for how the WNDP Steering Group approached the issue of identifying and allocating housing sites across the Neighbourhood Area, as well as assessments of all sites identified and considered by the Steering Group through significant consultation with the community, with local landowners and, importantly, with East Riding of Yorkshire Council (ERYC) as the principal planning authority.

Sites for residential development identified through consultation and discussions with landowners exist both within and beyond the development limits of the village; but all are centred upon it as the only residential setting within the parish.

### 2. Neighbourhood Plan vision and objectives

The draft Plan – currently in its ‘pre-submission’ form but extensively consulted on already, has the following Vision:

***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.***

From this Vision, it is clear that the ambitions of the community are to grow its residential provision and population in order to achieve a greater level of sustainability than at present, where the stagnation of housing supply has led to young people and those on modest incomes being unable to afford to live in Woodmansey and where older people and retirees have limited options to meet their needs, for example in relation to downsizing or homes that have been designed to be adaptable for older people’s needs.

Supporting the Vision are the following set of 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 Vision and Objectives for this Plan have been developed through extensive consultation.

### 3. Sustainability in Woodmansey

Can Woodmansey village today be described as sustainable? Indeed, what does 'sustainable' mean in a Woodmansey context? To set the scene, here is a brief description of Woodmansey today:

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, Church and Primary 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.

So, to consider the 3 components of sustainability in the Woodmansey context now and for the future:

- I. **Economic sustainability** – strong employment opportunities in two primary zones, with additional small businesses throughout the Neighbourhood Area. Key challenge is to maintain and grow the two employment zones.
- II. **Social sustainability** – the Village Hall provides a well subscribed facility. The church is under utilised and the primary school although well subscribed to currently is small and potentially threatened by new more modern provision. Key challenge is to grow the population to maintain and increase community facilities and social activity to match.
- III. **Environmental sustainability** – the Neighbourhood Area has considerable issues relating to pluvial flooding due to its flat aspect and poor drainage. Growth in the built up area has to then be matched by positive interventions to develop improvements to drainage.

## 4. Identification and assessment of potential sites

Sites for potential development – for housing, leisure, industry or mixed – have been identified and assessed. This has been an iterative process, involving, initially, being led by the ERYC SHLAA, before an independent Masterplanning process was undertaken.

### 4.1 Village consultation

Over the lifetime of the Plan's evolution, 4 major consultation activities have been undertaken at the Village Hall, each one building on the Plan's development.

Activity 1 was carried out in **November 2012**, and consisted of a questionnaire being posted through every household and business in the village. The main aims of that consultation were;

- To give every household their chance to have their say;
- To establish a shared vision for the neighbourhood development plan;
- To get an indication as to what the scope of the plan should be.

The main findings were;

- Houses most in demand were small homes for retirement.

- A large majority, 79%, would support the conversion of existing buildings.
- 95% of people wanted affordable housing.
- 69% wanted to see housing for rent.
- People were generally happy with their community facilities, with the exception of young people's facilities.
- The biggest issues identified were the need for better youth facilities, speeding traffic and the need to get a post office back.
- A large majority were not in favour of housing being ring fenced for local people.

The first public event (**11<sup>th</sup> October 2014**) out a broad vision for the village and sought views from villagers about how development could take place. This event effectively launched the neighbourhood planning process and received presentations about neighbourhood planning, the aspirations of the Parish Council, the fit with the ERYC's emerging Local Plan and received views from villagers on issues and concerns.

The second event (**5<sup>th</sup> November 2016**) presented issues and options for the village to consider and included displays on emerging objectives and policies as well as a 'planning for real' process which asked attendees to identify areas and specific places for attention by the Plan.

The final event (**24<sup>th</sup> September 2017**) presented the draft Masterplan for the village as well as the draft vision, objectives and policies, again seeking feedback from the village.

The response of the community to these events was positive, with concerns raised about a number of key issues:

- The quantity and location of new homes.
- The impact of development upon flooding and drainage.
- The extent of community facilities and the infrastructure necessary to support development.
- The desirability of maintaining the rural feel of the village, including access to the countryside and views across the landscape.
- Accessibility to nearby urban areas.
- Traffic flows and speeds along the Hull Road.

Views and concerns were all taken on board by the Steering group in developing the final set of proposals which form the pre-submission draft Plan.

# Woodmansey

## Neighbourhood Development Plan

COMMUNITY PLANNING DAY, WOODMANSEY VILLAGE HALL

SATURDAY 11<sup>TH</sup> OCTOBER, 11am - 3pm

The Neighbourhood Plan is taking shape but we need your input now on where new development might best happen, and what policies we want to write so that our community is ready for the next 15 years plus!

We've organised a 'drop in' event at the Village Hall where various options for where housing, business and community facilities might best be situated. All villagers are very welcome to come along, have a chat with the Steering Group and our expert advisors and help get the best idea of where any new development can best take place in the village. **THIS IS YOUR CHANCE TO HAVE YOUR SAY - DON'T MISS OUT!**

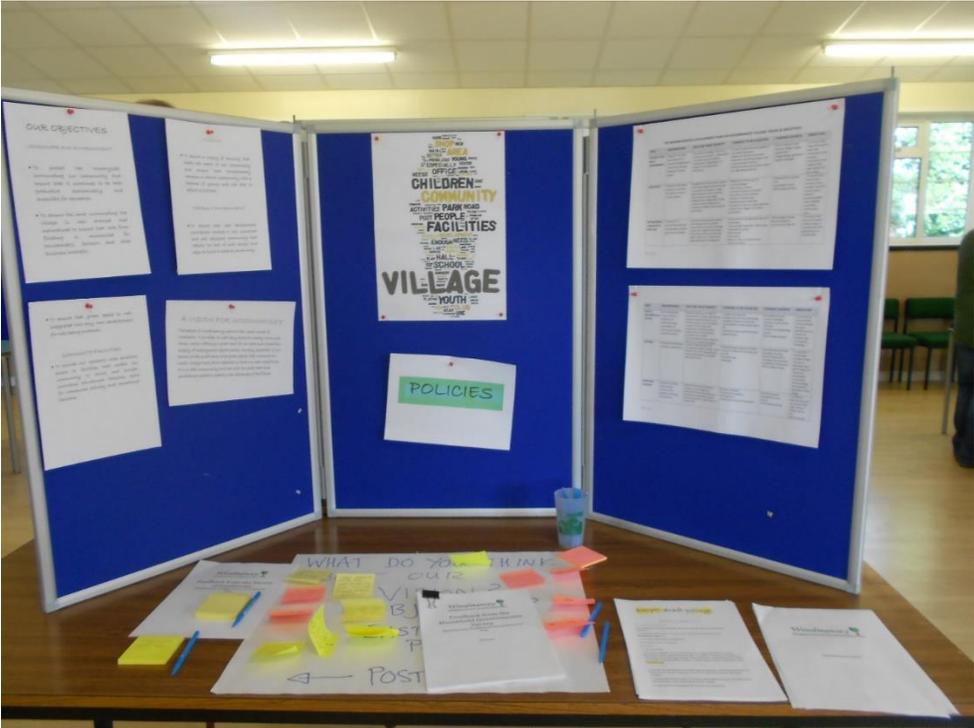


For more  
information call  
David on 07905  
766831





Planning for Real – Woodmansey Village Hall



Consultation presentation, Woodmansey Village Hall

## 4.2 Landowner consultation

Landowners were engaged with at 2 key stages in the development of the Plan. The first set of engagements took place at the Village Hall and invited landowners whose sites had been identified in the ERYC Strategic Housing Land Availability Assessment (SHLAA) to discuss options for the sites involved. In a small number of cases where the landowner was unable to attend the event, individual meetings were arranged to discuss their sites. This process was led by David Gluck of Ruralis, the Parish Council's retained neighbourhood planning consultant.

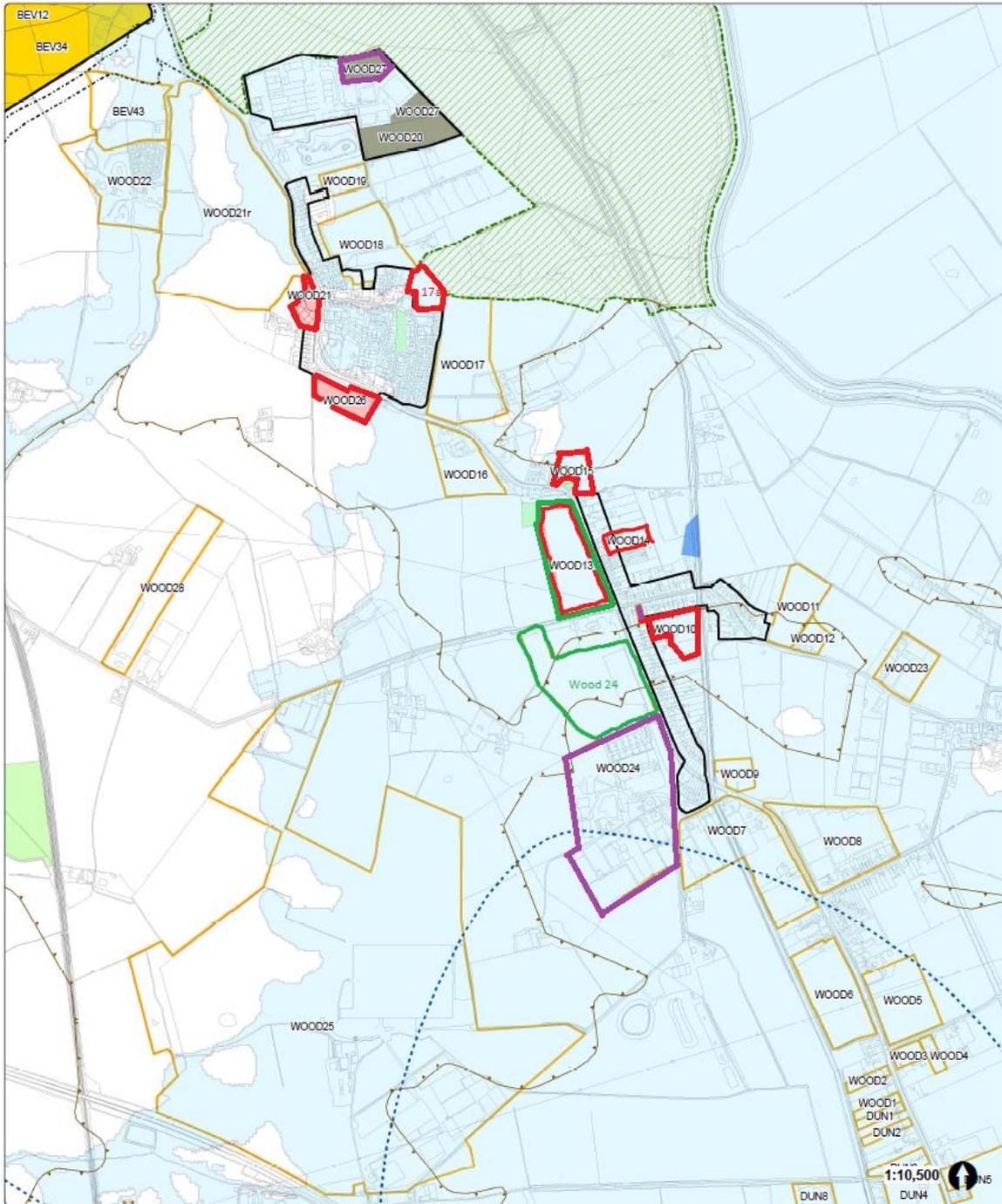
The second set of engagements took place the first half of 2017 and were undertaken by way of specific meetings with landowners by Cllr Stephen Oliver, Chair of the Plan Steering Group. These were realted more specifically to zones identified for potential development by the Masterplan developed by Sangwins.

## 4.3 Steering group strategic Masterplanning

Map 1 illustrates the initial proposals for development which were brought forward by the Steering Group. These were based upon the ERYC's SHLAA, consultations with landowners and other stakeholders, and identified a series of potential development sites focused on the northern and southern residential zones of the village. Table 1 sets out the assessments of each of these sites/locations.

This set of proposals, when submitted to ERYC's Planning Department for screening for the need for a Strategic Environmental Assessment (SEA) resulted in concerns raised primarily by the Environment Agency about the impact upon flooding with a number of development sites being located in Flood Zone 3.

Subsequently it was arranged for the SEA process to be undertaken by AECOM consultants, via the call-off contract they have with Locality.



Map 1: Preferred development sites, 2016

Site reference	Purpose	Size	Contribution to village centre?	Potential number of housing units	Comments
<b>Wood 10</b>	Housing	1.6ha	Yes	20	Difficult access but a hidden site and infill. Access would be required via 2 Ferry Lane.
<b>Wood 13</b>	Mixed	4.6ha	Yes	30+	Potential for housing and new carparking for school on northern half of site; new parkland/greenspace on southern half (including village pond). Need careful landscaping + access to Long Lane.
<b>Wood 14</b>	Housing	0.7ha	Yes	5	Small site, infill; removal of industrial units.
<b>Wood 15</b>	Housing	0.95ha	Yes	10	Small site, potential to contribute to sustainability of church. To contribute new facilities to Church Hall.
<b>Wood 17a</b>	Housing	1.0ha	No	10	Infill site, now available
<b>Wood 21</b>	Housing	0.3ha	No	9	PP in place
<b>Wood 24</b>	Industrial/Recreation	21ha	Yes	n/a	Southern half of site industrial zone, northern half potential for outdoor recreation/leisure purposes
<b>Wood 26</b>	Housing	1.2ha	No	44	Development plans already in place, pending decision.
<b>Wood 27</b>	Industrial	1.75ha	No	n/a	Industrial zone
<b>TOTALS</b>		33.1ha		128 units	

**Table 1: Preferred options for development sites, 2016**

## 4.4 Village Masterplan

Following submission of the draft pre-submission draft Plan to ERYC for screening for SEA/NRA in September 2016 and their response that, following advice from the statutory agencies, the draft Plan would indeed require a Strategic Environmental Assessment, the Steering Group met with a local firm of architects, Sangwins, and worked to develop an alternative set of development proposals which would have the potential to overcome the shortcomings of the previous proposals.

The Masterplan that was subsequently developed has had a number of iterations. The final agreed version is shown at Map 2. An earlier version (Version 2) was consulted on at the community open day on November 5<sup>th</sup> 2016 and received a warm response from attendees.

## 4.5 Assessment Criteria (National Planning Policy Framework)

Subsequently, in 2016/17, all sites identified through the Masterplan were assessed against a set of sustainability objectives informed by the draft Neighbourhood Plan and associated sustainability criteria to understand their relative merits and objectively consider the contribution of each to the sustainable development of the Neighbourhood Area. This assessment is set out in Part 2 of this report.

### I. Suitability

A site is considered suitable for housing if it offers a suitable location for development and would contribute to the creation of sustainable, mixed communities. Assessing the suitability of a site will give an indication of whether there are any constraints to development. The following factors have been considered:

- Policy restrictions – including landscape character, environmental designations and local and national planning policy.
- Physical problems or limitations – including access, highways issues, flood risk, infrastructure.
- Potential impacts – on the environment, listed buildings, important designated sites. The cumulative impact on character and infrastructure of developing more than one site.

### II. Sustainability

ERYC, working on advice from Historic England, the Environment Agency and Natural England, determined that a Strategic Environmental Assessment of the draft Plan was required. That report will be available separately from this document, and should be regarded as complementary to this report.

### III. Achievability

A site is considered achievable if the site is economically viable. Viability varies from site to site and means that the cost of developing the site is less than the market value of the development. Physical constraints and the numbers of market and affordable houses will have an impact on viability.

#### IV. Availability

A site is considered to be available when there are no known legal or ownership problems and the landowner has expressed an intention to develop. All sites are considered to be immediately available for development unless information to the contrary has been received.

#### V. Acceptability

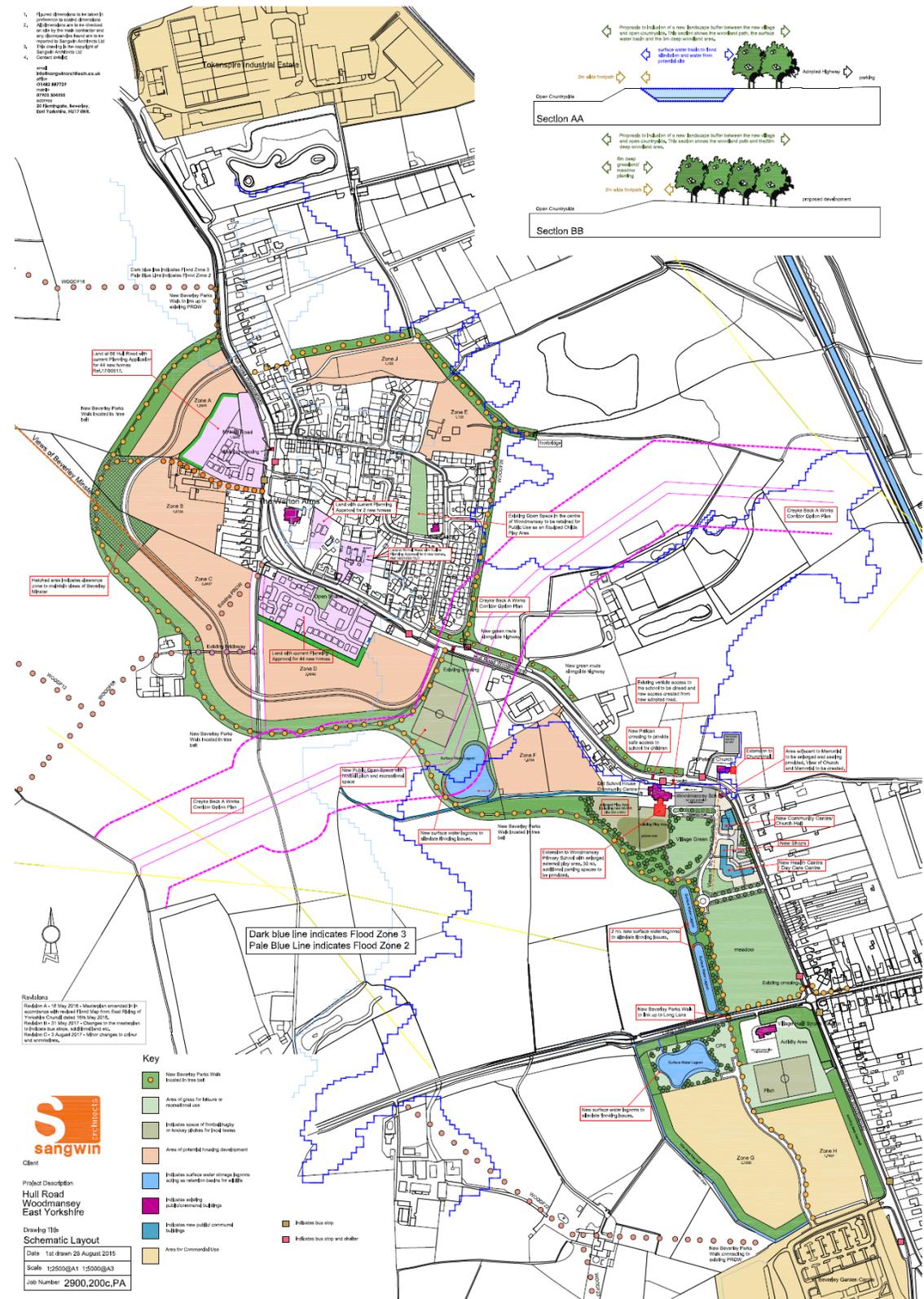
Neighbourhood Plans must be approved by a majority of electors voting in a local referendum. Thus the site assessment must include consideration of the acceptability of the site to the local community. Acceptability is not a factor in other development plan documents as they do not go through a referendum process (although will still be subject to local consultation).

Sustainability objectives, drawn from the draft Neighbourhood Plan, and their associated assessment criteria are shown below and used in the subsequent sites assessment.

### 4.6 Neighbourhood Plan sustainability objectives and site assessment criteria

Sustainability Objective (SO)		Assessment Criteria
1	To support future development that will ensure village sustainability and a thriving community.	<ul style="list-style-type: none"> <li>a. Is the site located in/by an existing residential area</li> <li>b. Is the site large enough to deliver the right mix of homes?</li> <li>c. Is the site deliverable?</li> </ul>
2	To recognise, respect and enhance the distinctive character of the village.	<ul style="list-style-type: none"> <li>a. Will the site impact on historic features?</li> <li>b. Does the site enhance the character of the village?</li> <li>c. Does the site conserve or enhance landscape features?</li> </ul>
3	To have good access to community facilities.	<ul style="list-style-type: none"> <li>a. Is the site in walking distance of community facilities? 10 mins from school?</li> <li>b. Are there good connections to commercial/service centres, including bus/rail services?</li> </ul>
4	To be a welcoming community which promotes the interest of all.	<ul style="list-style-type: none"> <li>a. Is the site within walking distance of community buildings, e.g. village hall/church/amenity areas?</li> <li>b. Does the site enhance community facilities.</li> </ul>
5	To welcome businesses and local employment that contributes to the vitality and sustainability of the parish.	<ul style="list-style-type: none"> <li>a. Is the site suitable for home working?</li> <li>b. Can the site provide homes affordable to the working population?</li> <li>c. Does the site remove land from economic use?</li> </ul>
6	To mitigate the impacts of traffic.	<ul style="list-style-type: none"> <li>a. Is the site near to public transport connections?</li> <li>b. Is the site accessible to community facilities by non-motorised means?</li> </ul>
7	To be supported by the existing residents as contributing positively to the vitality of the community	<ul style="list-style-type: none"> <li>a. Support indicated in community surveys?</li> <li>b. Sites promoted by the community, rather than developers?</li> </ul>

# Part 2: Individual Masterplan Zone Assessments



Map 2: Woodmansey Village Masterplan 2017

## Zone 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	41
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.

## Zone 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	50
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.

### Zone 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	85
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.

## Zone 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	87
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.

## Zone 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	33
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.

## Zone 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	47
Availability	Yes
Sustainability Objectives met	1,3,4,5,6,7
Other comments	None
Recommendation and justification	This zone is proposed as a secondary zone for development at this stage.

## Zone J: Primrose Park

<b>Site Characteristics</b>	
Site area ha	1.15
Site type	Greenfield
On-site land uses	Agriiculture
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	34
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.

Table 2: 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

*Woodmansey* 