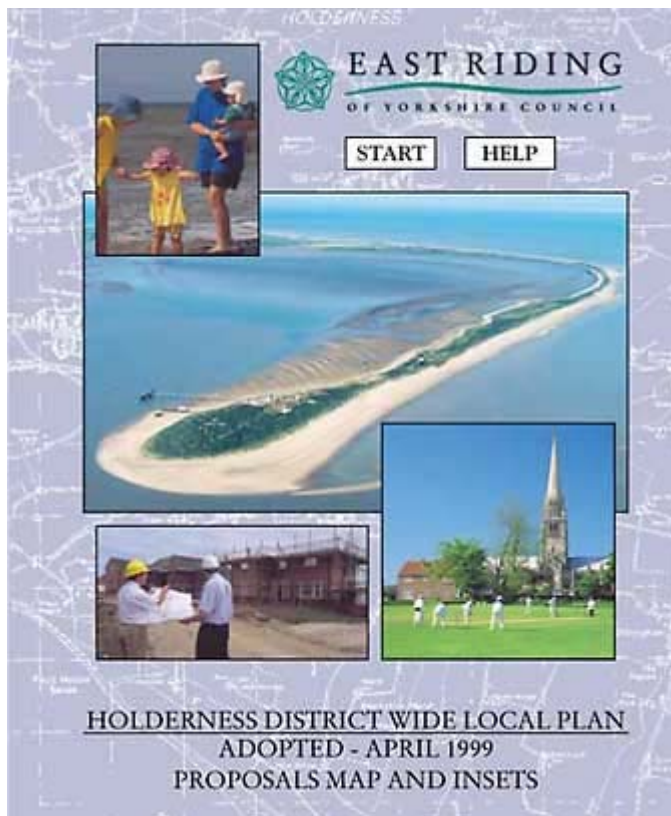


### 3.42 Withernwick (Selected Settlement)



#### *Location and Population*

3.42.1 Withernwick is located 8 Km. east of Skirlaugh on the Aldbrough to Skirlaugh road. The parish, which includes the hamlet of Whitedale, has a population of 440 (1991 Census), an increase of 13 since the 1981 Census.

#### *Village Character and Setting*

3.42.2 The village lies to the north of the Lambwath Stream, a main geographical feature crossing the central area of the Borough. The surrounding countryside classified by MAFF as being of Grades 2/3 agricultural quality is generally open and slightly undulating. Farmland around the village is mostly arable.

3.42.3 The historic core of the village is centred on Main Street. A sharp right angled corner in the village centre around the Falcon Public House creates a blind corner but also has the effect of slowing traffic. More recent development in the south of the village around Mill Lane and Church Lane has squared off the village form. The eastern boundary of the village is marked by some light industrial units and a primary school.

3.42.4 The old part of the village has considerable environmental quality where a number of terraced dwellings and small cottages create a distinctive and pleasing character. Although the village has not been protected by conservation area designation the historic centre has retained much of this character.

### ***Services and Facilities***

3.42.5 The village has a range of local services and facilities consisting of a village store, public house, post office, Church, village hall, primary school and playing fields.

3.42.6 The village is served by all public utilities.

### ***Planning Status***

3.42.7 Withernwick is designated as a selected settlement in the settlement hierarchy of the Humberside Structure Plan.

### ***Future Proposals***

3.42.8 Withernwick is an attractive village combining traditional terraced housing with more recent development. Modern development has generally been small scale and has not overwhelmed the village or been unduly unsympathetic to its rural location. Within the village there are a number of sites that have been allocated for residential development.

### ***Housing***

3.42.9 There are a number of sites in the village upon which the principle of residential development has already been established in one of the following ways. 1. the land is identified in an existing local plan document used by the Council. 2. the land was/is subject to a planning permission.

3.42.10 The Council endorses these allocations. Those sites over 0.4 Ha. are shown on the proposals map.

WK1 The Council allocates land in the following locations as shown on the Proposals Map for residential purposes:

a. Land west of Mill Lane, 0.41 Ha. (1.01 acre)

3.42.11 The site consists of a grassed paddock although there is evidence of earlier cultivation. It lends itself to forming an extension and completion of the Mill Lane cul de sac. Landscaping arrangements should be located on the north side of the site and incorporate the existing Public Rights of Way.

b. Land east of West Lambwath Road south of Prospect Farm, 0.86 Ha. (2.13 acres)

3.42.12 Access to this site will be taken from Lambwath Road to Highway Authority Standards. A comprehensive development will be required that incorporates existing buildings worthy of retention and an overall scheme of landscaping. Development should complement the existing farm house setting and integrate existing trees and hedgerows into housing layouts.

c. Land north of Church Lane and west of Main Street, 0.84 Ha. (2.08 acres)

3.42.13 Access to this site must be to the satisfaction of the Council, having regard to neighbouring properties. The Council will expect the scale and form of new dwellings to respect the rural character of the village and an overall scheme of landscaping to be undertaken that integrates existing trees and hedgerows into the housing layout.

d. West Lambwath Road, 0.30 Ha. (0.74 acre)

3.42.14 A single access to this site, from West Lambwath Road should be provided. Development of land adjacent to West Lambwath Road, currently a tennis court, will be required to take the form of frontage and have particular regard to the privacy of neighbouring properties. The Council will require that the trees bounding the existing tennis court areas are retained.

e. Land north of Aldbrough Road, 1.41 Ha. (3.48 acres)

3.42.15 A comprehensive layout is required having particular regard to the rural character and setting of the village. The Council will require a single road access to be taken off Aldbrough Road, to Highway Authority standards, and provision made for the site to be extended to the east onto the adjacent housing land allocation (WK2 see below) via the same road access.

3.42.16 The Council considers that although there is a choice of sites for residential development in the village a further allocation should be made to allow for some additional development in Witherwick.

WK2 The Council allocates 0.70 Ha. (1.73 acres) of land north of Aldbrough Road for residential purposes. A comprehensive scheme allowing for the integration with land to the west of the site will be required. Existing trees and hedgerows on the eastern boundary of the site should be retained and enhanced. Access to serve the site should be provided from Aldbrough Road via development to the west.

3.42.17 The site will round off this residential area of the village and is well located near to the local primary school. A comprehensive scheme will be required so that access arrangements serving adjacent land parcels can be incorporated to reduce the number of access points on to Aldbrough Road. Substantial screening on the eastern boundary of the site will help to segregate it from the adjacent industrial land uses beyond. A suburban type housing estate would not be appropriate in Witherwick and dwellings will be expected to produce an imaginative layout that enhances the village.

### ***Industry***

WK3 The Council allocates 0.26 Ha. (0.6 acres) of land north of Aldbrough Road, as shown on the Proposals Map for industries falling into Class B1 and B8 of the Town and Country Planning (Use Classes) (Amendment) Order 1995. B2 uses will be permitted if they are compatible with their location and subject to planning permission conditions to ensure that there are no significant adverse effects on the amenity of nearby residents or adjacent land users.

3.42.18 Small scale industrial premises currently occupy part of this allocation on Aldbrough Road. In accordance with the desirability of creating a sustainable environment the Council consider that local employment opportunities should be provided in some of the Borough's selected settlements. This allocation will provide opportunities for small scale workshop type development most likely serving the local area. Existing landscaping and screening which separates the site from adjacent land uses to the west should be retained and enhanced.

## ***Recreation***

3.42.19 Recreational open space in Withernwick consists of 0.4 Ha. (1 acre) of land to the south of Aldbrough Road used as the village amenity space.

3.42.20 Over the plan period however, it is considered that informal open space can be accommodated within residential allocations and it is not necessary to allocate further land for more formal facilities. The Council will look favourably upon proposals for recreational facilities of an open nature particularly when they add to the residential amenity and character of the village.