

56 Wilberfoss

(Primary Village, Vale of York Sub Area)

56.1 The village of Wilberfoss is situated on the north side of the A1079, approximately eight miles to the east of the City of York and four miles west of Pocklington. It is connected to Beverley, Bridlington, Driffield and York by bus. The village has a rural character, and its historic core is centred around Main Street which is



Photograph courtesy of Wilberfoss Parish Council

surrounded by more recent housing estates. The earliest houses in the village stand in Middle Street and are at least Eighteenth Century in date. Within the village there is a limited range of services and facilities which help to meet some of the needs of the local community, including a church, community centre and public house. However, the nearby Town of Pocklington provides a much more extensive range of services, facilities and employment opportunities. The land surrounding the village is predominantly in use for agriculture and horticulture, which also provides employment for local residents.

56.2 Wilberfoss is identified as a Primary Village in the *Draft Strategy Document Update (2021)* and 75 new dwellings are proposed for the village over the plan period. Taking into account the number of existing commitments, three sites for residential development are proposed. Development in the village and surrounding area will require highway improvements to the A1079. Additional secondary and post-16 education capacity will be required in the Woldgate school area over the Plan period, to be addressed through developer contributions.

Table 44 Wilberfoss Allocations & Commitments Summary

Site Ref	Comments	Committed Supply *	Residual Capacity **	Total Site Capacity
WIL-A	Housing De-allocation (completed)			
WIL-B	Housing Re-allocation		8	8
WIL-C	Housing Re-allocation	25		25
WIL-D	Housing New Allocation		50	50
	Small and other committed sites contribution	2		2
	Totals	27	58	85

Site Allocations

- 56.3 The allocations have been identified where they are well related to the built form of the village. Foss Beck runs through the village and development in the land surrounding it, which is within an area of high flood risk (Flood Zone 3a), has been avoided. The landscape to the east of the village would be very sensitive to new development, and the rural character of Storking Lane as it enters the village is important to the setting of the settlement.
- 56.4 Two of the proposed sites are existing allocations in the current Local Plan and one is a new site located on the western edge of the settlement.

Housing Sites

Policy WIL-A – Land North of Moorfield Lane (1.44ha)

This site is proposed to be de-allocated.

- 56.5 Development of this previously allocated site was completed before the base date of the Local Plan Update.

Policy WIL-B – Land West of 10 Stone Bridge Drive (0.87ha)

This site is allocated for housing development. Proposals will be required to:

- a. Provide a substantial landscaped buffer to the southern boundary with the A1079; and
- b. Retain existing trees within the site wherever possible.

- 56.6 This site is well related to the centre of the village, providing an infill opportunity within the existing built form of the settlement. The site is the undeveloped part of a previous allocation and now has an indicative capacity of 8 dwellings, which takes into account the number of dwellings built prior to the base date on the other part. The proposed site has been reduced to exclude those dwellings now built. There is housing development on three sides of the site, with the A1079 to the south forming a definitive edge to the village.
- 56.7 To maintain residential amenity, a substantial landscaping buffer would be required to shield the development from the A1079. In addition, trees within the site should be retained and incorporated into the development wherever possible. Vehicular access is likely to be taken from the extended Stone Bridge Drive and no new access would be permitted from the A1079.

Policy WIL-C – Land South of Willow Park Road (1.53ha)

This site is allocated for housing development. Proposals will be required to:

- a. Provide a substantial landscaped buffer to the A1079; and
- b. Demonstrate that the development proposed will not result in a net increase in vehicular movements on the A1079.

56.8 This site, which is currently used as an agricultural machinery depot, is surrounded by existing housing to the north and west. It is bounded to the south by the A1079, which forms a definitive edge to the village. The existing business operates from two sites in the East Riding, and the redevelopment of this site would enable it to consolidate operations in a single location. The removal of the large depot building would also enhance the character and appearance of the site. Development would effectively 'round off' the existing built up area of the village, although a substantial landscaping buffer would be required to shield the development from the A1079 and ensure residential amenity. While allocations are not being made for employment development in Wilberfoss, in accordance with the approach to employment land allocations set out in the *Draft Strategy Document Update (2021)*, there may be an opportunity to include appropriate smaller scale employment uses as part of the development of this site. This would maintain its role in providing employment opportunities within the village.

56.9 The site has an existing access on to the A1079, and, while the continued use of this access is likely to be acceptable, the development must not result in a net increase in vehicular movements from the site on to the A1079. The site has an indicative capacity of up to 25 dwellings which takes into account this access constraint and is consistent with the entry in the brownfield register for the site.

Policy WIL-D – Land North of Main Street (2.45ha)

This site is allocated for housing development. Proposals will be required to:

- a. Provide a substantial landscaped buffer to the western boundary and avoid any built development within ; and
- b. Provide additional landscaping to the northern and southern boundaries.

56.10 This new proposed housing allocation site is currently in use for agriculture and is situated on rising ground. As a result of the elevated topography towards the western edge, an unrestricted development of this site has the potential to harm the open and rural aspect of the wider countryside further to the west and to produce a harsh urban edge to the village, which currently sits down in a hollow when viewed from this direction.

56.11 In order to mitigate this impact, the allocated site does not extend to the top of

the rise and the policy requires the provision of a substantial landscaped buffer to the western boundary. It would also be beneficial for the site to be developed using a cut and fill method in order to keep the height of the new dwellings as low as possible and so preserve the appearance of the village from the west. The expected capacity of the site has therefore been restricted to 50 dwellings for these reasons.

