

**East Riding of Yorkshire Council – Local Plan Review  
Site Assessment Methodology Pro-Forma – Town/Parish Councils  
Fact Checking Exercise 2019**

SAM Reference Number (see site assessment sheet): **CHER 1**

Land Bid Reference Number: 281

Site Address: South West of Etton Road (R/O Etton Lodge)

**Comments** (please use additional sheets where necessary)

1	Conformity with Settlement Network	Completely outside settlement boundaries
3	Flood Risk and Coastal Change	None
4	Heritage Assets	Outside conservation area
5	Greenfield and Previously Developed Land	Individual dwelling, garden and field
6	Accessibility by Public Transport	Village has very limited bus service. No buses at times suitable for full-time workers to return to village at end of the working day
7a	Accessibility by Walking	Village accessible from Beverley (on B1248). No safe access to/from Bishop Burton village
7b	Accessibility by Cycling	Village accessible from Beverley (on B1248). Unsafe access to/from Bishop Burton village
8	Flood Risk	None
13	Built Character	Would extend built form of settlement out into open countryside. Not related to existing pattern of development.
14	Landscape Character	Would be highly intrusive and result in loss of a number of mature trees
16	Agricultural Land	Small field attached
18	Compatibility with Neighbouring Uses	No
22	Publicly Accessible Open Space	No impact on existing open spaces. Within walking distance of Hudson Way
23	School Capacity	CB village primary school capacity is not a constraint for village residents. Restricted choice of school at secondary level
24	Utilities Infrastructure Capacity	Inadequate – central sewage pumping station capacity is inadequate. High rainfall events frequently lead to foul water flooding of houses and gardens
25	Highway Network Capacity	On open country road. The B1248/Main Street junction is an accident blackspot and there are both road width and safety constraints on Bishop Burton Road (east of the College)
30	Meeting Housing Needs	Affordable and bungalow housing needs previously identified in CB by ERYC rural housing officer. ERYC has not required inclusion of such housing in recent developments to satisfy this need. Allocations already included in the local plan provided the target number of units, so that this addition, which is well outside the village limits is unnecessary and highly unsuitable.

Signature (if not submitted by e-mail):

<b>Contact Details</b> <i>(in case of queries)</i>
Contact Name: Janet Wardale (Parish Clerk)
Town/Parish Council Name: Cherry Burton
Telephone: 01964 550107
E-mail: <a href="mailto:cbpc@pjm.karoo.co.uk">cbpc@pjm.karoo.co.uk</a>

### **How we use your information**

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**East Riding of Yorkshire Council – Local Plan Review  
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SAM Reference Number (see site assessment sheet): **CHER 2**

Land Bid Reference Number: 821

Site Address: South East of Etton Road (South of Erica Lodge)

**Comments** (please use additional sheets where necessary)

1	Conformity with Settlement Network	Majority of site well outside settlement boundary. Significant concerns about inadequate public transport services for employees.
3	Flood Risk and Coastal Change	Storm surface flood water flows across this field, and rising ground water table causes ponding at times. At risk of flooding and unsuitable for residential use
4	Heritage Assets	Outside conservation area
5	Greenfield and Previously Developed Land	Entirely greenfield land (100%)
6	Accessibility by Public Transport	Village has very limited bus service. No buses at times suitable for full-time workers to return to village at end of the working day
7a	Accessibility by Walking	Village accessible from Beverley (on B1248). No safe access to/from Bishop Burton village
7b	Accessibility by Cycling	Village accessible from Beverley (on B1248). Unsafe access to/from Bishop Burton village
8	Flood Risk	Storm surface flood water flows across this field, so parts of site at risk of flooding and unsuitable for residential use
13	Built Character	Would significantly extend built form of settlement out into open countryside. Very poorly related to existing pattern of development.
14	Landscape Character	Significant intrusion of built form into sensitive area of open countryside. Would destroy open aspect on exit from village after corner on Etton Road
16	Agricultural Land	Would result in loss of good quality and productive agricultural land
18	Compatibility with Neighbouring Uses	Not compatible with local farming land use
22	Publicly Accessible Open Space	No impact
23	School Capacity	CB village primary school capacity is not a constraint for village residents. Restricted choice of school at secondary level
24	Utilities Infrastructure Capacity	Inadequate – central sewage pumping station capacity is inadequate so that high rainfall events frequently lead to foul water flooding of houses and gardens in centre of village
25	Highway Network Capacity	The B1248/Main Street junction is an accident blackspot and there are both road width and safety constraints on Bishop Burton Road (east of the College)

27	Community Facilities	No obvious effects
30	Meeting Housing Needs	<p>Affordable and bungalow housing needs previously identified in CB by ERYC rural housing officer. ERYC has not required inclusion of such housing in recent developments to satisfy this need.</p> <p>Allocations already included in the local plan provided the target number of units, so that this addition, with material flooding risk and intrusive impacts on open views from Etton Road exit from the village is unnecessary.</p>

Defra Flood Risk Map



Signature (if not submitted by e-mail):

**Contact Details** (in case of queries)

Contact Name: Janet Wardale (Parish Clerk)

Town/Parish Council Name: Cherry Burton

Telephone: 01964 550107

E-mail: cbpc@pjm.karoo.co.uk

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CHER 2

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**East Riding of Yorkshire Council – Local Plan Review  
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SAM Reference Number (see site assessment sheet): **CHER 3**

Land Bid Reference Number: 123

Site Address: North West of Highgate (R/O 22)

**Comments** (please use additional sheets where necessary)

1	Conformity with Settlement Network	Site adjacent to settlement limits. Significant concerns about inadequate public transport services for employees.
3	Flood Risk and Coastal Change	Lower part of site may be susceptible to exceptional storm surface flood water flows, but is out of flood risk zone on Defra map
4	Heritage Assets	Outside conservation area
5	Greenfield and Previously Developed Land	Mixed land use
6	Accessibility by Public Transport	Village has very limited bus service. No buses at times suitable for full-time workers to return to village at end of the working day
7a	Accessibility by Walking	Village accessible from Beverley (on B1248). No safe access to/from Bishop Burton village
7b	Accessibility by Cycling	Village accessible from Beverley (on B1248). Unsafe access to/from Bishop Burton village
8	Flood Risk	Lower part of site may be susceptible to exceptional storm surface flood water flows
13	Built Character	Site adjacent to settlement limits and related to existing pattern of development.
14	Landscape Character	Some intrusion but limited viewpoints
16	Agricultural Land	Small loss of farmland
18	Compatibility with Neighbouring Uses	Would be compatible with existing and proposed nearby uses on CHER 7
22	Publicly Accessible Open Space	No impact on existing open spaces. Within walking distance of Hudson Way
23	School Capacity	CB village primary school capacity is not a constraint for village residents. Restricted choice of school at secondary level
24	Utilities Infrastructure Capacity	Inadequate – central sewage pumping station capacity is inadequate. High rainfall events frequently lead to foul water flooding of houses and gardens
25	Highway Network Capacity	The B1248/Main Street junction is an accident blackspot and there are both road width and safety constraints on Bishop Burton Road (east of the College)
27	Community Facilities	No obvious effects
30	Meeting Housing Needs	Affordable and bungalow housing needs previously identified in CB by ERYC rural housing officer. ERYC has not required inclusion of such housing in recent developments to satisfy this need.

		This site, as part of allocations already in the local plan, helped provide the target number of units, so that additions are unnecessary.
Signature (if not submitted by e-mail):		

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SAM Reference Number (see site assessment sheet): **CHER 4**

Land Bid Reference Number: 6

Site Address: North East of Etton Road

**Comments** (please use additional sheets where necessary)

1	Conformity with Settlement Network	Entirely outside settlement boundary. Significant concerns about inadequate public transport services for employees.
3	Flood Risk and Coastal Change	Storm surface floods may flow over lower parts of site
4	Heritage Assets	Outside conservation area
5	Greenfield and Previously Developed Land	Aside from stable building this is entirely greenfield land
6	Accessibility by Public Transport	Village has very limited bus service. No buses at times suitable for full-time workers to return to village at end of the working day
7a	Accessibility by Walking	Village accessible from Beverley (on B1248). No safe access to/from Bishop Burton village
7b	Accessibility by Cycling	Village accessible from Beverley (on B1248). Unsafe access to/from Bishop Burton village
8	Flood Risk	Storm surface floods may flow over lower parts of site
13	Built Character	Would significantly extend built form of settlement out into open countryside. Very poorly related to existing pattern of development.
14	Landscape Character	Significant intrusion of built form into sensitive area of open countryside. Would destroy open aspect of exit from village after bend on Etton Road
16	Agricultural Land	Would result in loss of good quality and productive agricultural land
18	Compatibility with Neighbouring Uses	Not compatible with local farming land use
22	Publicly Accessible Open Space	No impact on existing open spaces. Within walking distance of Hudson Way
23	School Capacity	CB village primary school capacity is not a constraint for village residents. Restricted choice of school at secondary level
24	Utilities Infrastructure Capacity	Inadequate – central sewage pumping station capacity is inadequate so that high rainfall events frequently lead to foul water flooding of houses and gardens in centre of village
25	Highway Network Capacity	The B1248/Main Street junction is an accident blackspot and there are both road width and safety constraints on Bishop Burton Road (east of the College)
27	Community Facilities	No obvious effects
30	Meeting Housing Needs	Affordable and bungalow housing needs previously identified in CB by ERYC rural



	<p>housing officer. ERYC has not required inclusion of such housing in recent developments to satisfy this need.</p> <p>Allocations already included in the local plan provided the target number of units, so that this addition, with some flooding risk and intrusive impacts on open views from Etton Road village exit is unnecessary.</p>
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Defra Flood Risk Map



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CHER 4

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**East Riding of Yorkshire Council – Local Plan Review  
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SAM Reference Number (see site assessment sheet): **CHER 5**

Land Bid Reference Number: 37, 1024

Site Address: North East of Etton Road (R/O Suffolk Meadows)

**Comments** (please use additional sheets where necessary)

1	Conformity with Settlement Network	Adjacent to settlement boundary. Significant concerns about inadequate public transport services for employees.
3	Flood Risk and Coastal Change	Storm surface flood water flows across this field, so parts of site at risk of flooding and unsuitable for residential use. Also identified on Defra flood risk map.
4	Heritage Assets	Outside conservation area
5	Greenfield and Previously Developed Land	1000% greenfield
6	Accessibility by Public Transport	Village has very limited bus service. No buses at times suitable for full-time workers to return to village at end of the working day
7a	Accessibility by Walking	Village accessible from Beverley (on B1248). No safe access to/from Bishop Burton village
7b	Accessibility by Cycling	Village accessible from Beverley (on B1248). Unsafe access to/from Bishop Burton village
8	Flood Risk	Storm surface flood water flows across this field, probably further south than shown in Defra flood risk map, so parts of site at risk of flooding and unsuitable for residential use
13	Built Character	Would extend built form of settlement out into greenfield/farm land. Parts are steeply sloping
14	Landscape Character	Intrusion of built form into an area of open countryside. Would destroy open aspect of exit from village after bend on Etton Road when open vista opens up.
16	Agricultural Land	Would result in loss of small area of agricultural land of limited uses
18	Compatibility with Neighbouring Uses	Compatible with neighbouring uses on Canada Drive (east) and Etton Road (south)
22	Publicly Accessible Open Space	No impact on existing open spaces. Within walking distance of Hudson Way
23	School Capacity	CB village primary school capacity is not a constraint for village residents. Restricted choice of school at secondary level
24	Utilities Infrastructure Capacity	Inadequate – central sewage pumping station capacity is inadequate so that high rainfall events frequently lead to foul water flooding of houses and gardens in centre of village
25	Highway Network Capacity	The site would have an access in a dangerous location with poor visibility splays because it is just around a “blind bend” on Etton Road. B1248/Main Street junction is an accident

		blackspot and there are both road width and safety constraints on Bishop Burton Road (east of the College)
27	Community Facilities	No obvious effects
30	Meeting Housing Needs	<p>Affordable and bungalow housing needs previously identified in CB by ERYC rural housing officer. ERYC has not required inclusion of such housing in recent developments to satisfy this need.</p> <p>Allocations already included in the local plan provided the target number of units, so that this addition, with flooding risk and intrusive impacts on open views from Etton Road exit from the village is unnecessary.</p>

Defra Flood Risk Map



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## CHER 5

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**East Riding of Yorkshire Council – Local Plan Review  
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SAM Reference Number (see site assessment sheet): **CHER 6**

Land Bid Reference Number: 480

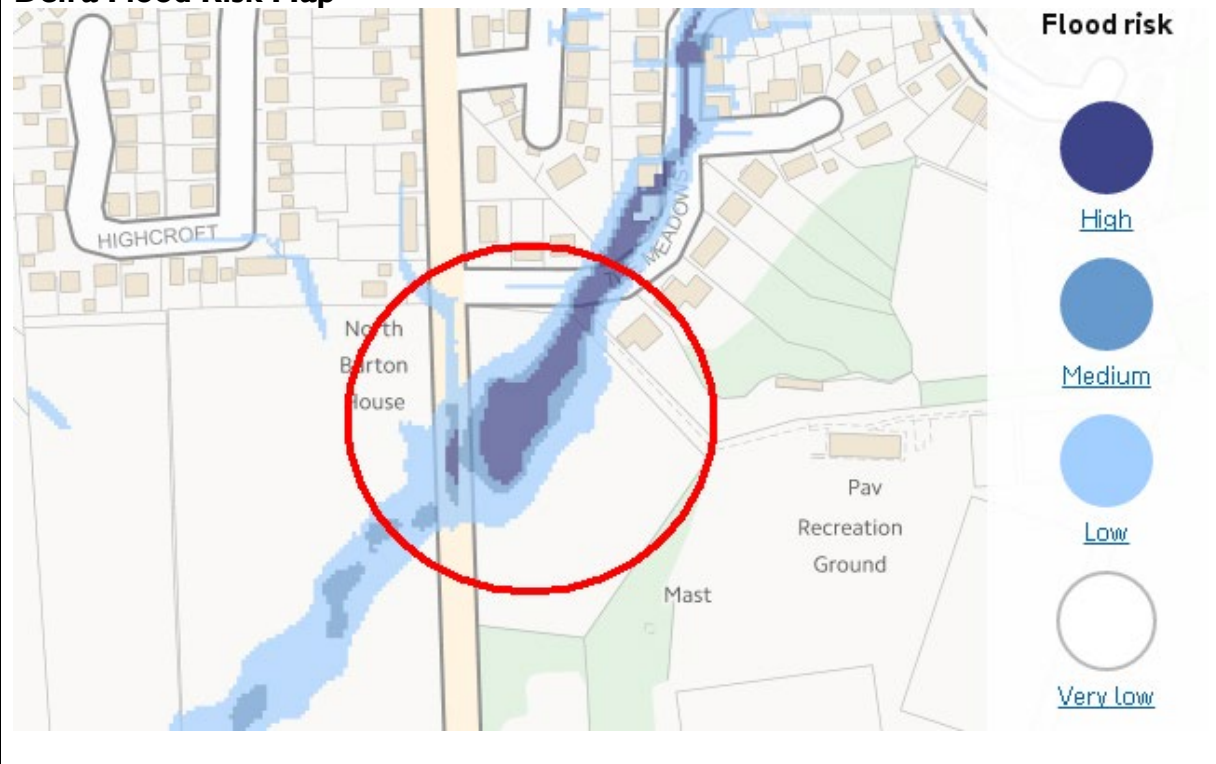
Site Address: East of Bishop Burton Road

**Comments** (please use additional sheets where necessary)

1	Conformity with Settlement Network	Majority of site outside settlement boundary. Significant concerns about inadequate public transport services for employees.
3	Flood Risk and Coastal Change	Lower part of site is frequently under deep flood water
4	Heritage Assets	Outside conservation area
5	Greenfield and Previously Developed Land	Entirely greenfield land
6	Accessibility by Public Transport	Village has very limited bus service. No buses at times suitable for full-time workers to return to village at end of the working day
7a	Accessibility by Walking	Village accessible from Beverley (on B1248). No safe access to/from Bishop Burton village
7b	Accessibility by Cycling	Village accessible from Beverley (on B1248). Unsafe access to/from Bishop Burton village
8	Flood Risk	Lower part of site is frequently under deep flood water and included in Defra flood risk map. Site has previously been identified by ERYC as a potential site for a flood water mitigation or retention bund to protect village from storm surface flood water off Bishop Burton College land and wider area to south west as discussed with the ERYC in May 2013
13	Built Character	Would extend built form of settlement out into open countryside.
14	Landscape Character	Significant intrusion of built form into open countryside. Would destroy open aspect of village exit on Bishop Burton Road and southern end of The Meadows
16	Agricultural Land	Would result in loss of agricultural land
18	Compatibility with Neighbouring Uses	Not compatible with noise intrusion from participants and traffic from users of adjacent sports field and pavilion.
22	Publicly Accessible Open Space	Not compatible with noise intrusion from participants and traffic from users of adjacent sports field and pavilion which is most important accessible open space within the Village
23	School Capacity	CB village primary school capacity is not a constraint for village residents. Restricted choice of school at secondary level
24	Utilities Infrastructure Capacity	Inadequate – central sewage pumping station capacity is inadequate so that high rainfall events frequently lead to foul water flooding

		of houses and gardens in centre of village
25	Highway Network Capacity	The B1248/Main Street junction is an accident blackspot and there are both road width and safety constraints on Bishop Burton Road (east of the College)
27	Community Facilities	No obvious effects
30	Meeting Housing Needs	Affordable and bungalow housing needs previously identified in CB by ERYC rural housing officer. ERYC has not required inclusion of such housing in recent developments to satisfy this need. Allocations already included in the local plan provided the target number of units, so that this addition, with high flood risk and adverse noise impacts from the playing field is unnecessary.

**Defra Flood Risk Map**





**CHER 6 New Years Day 2013** – Typical of flooding that frequently occurs following heavy rain as a result of surface run-off

In very heavy rainfall events storm flood water overflows from this field and then runs down through The Meadows and floods Main Street, and most severely also floods Elm Drive. It is for this reason that this field is critically important in helping mitigate the flooding risk in the centre of the village.



Signature (if not submitted by e-mail):

**Contact Details** (in case of queries)

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Town/Parish Council Name: Cherry Burton

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SAM Reference Number (see site assessment sheet): **CHER 7**

Land Bid Reference Number: 559, 1023, CHER-A

Site Address: North of Highgate (Manor Farm)

**Comments** (please use additional sheets where necessary)

1	Conformity with Settlement Network	Site adjacent to settlement limits. Significant concerns about inadequate public transport services for employees.
3	Flood Risk and Coastal Change	No significant flood risks
4	Heritage Assets	Part of site may be in conservation area, but sympathetic residential development would be more pleasing than modern farm buildings
5	Greenfield and Previously Developed Land	Mixed land use
6	Accessibility by Public Transport	Village has very limited bus service. No buses at times suitable for full-time workers to return to village at end of the working day
7a	Accessibility by Walking	Village accessible from Beverley (on B1248). No safe access to/from Bishop Burton village
7b	Accessibility by Cycling	Village accessible from Beverley (on B1248). Unsafe access to/from Bishop Burton village
8	Flood Risk	No significant risk of flooding
13	Built Character	Site adjacent to settlement limits and well related to existing pattern of development.
14	Landscape Character	Some intrusion but limited viewpoints
16	Agricultural Land	Loss of farm yard area compensated for by reductions in noise and heavy vehicular traffic.
18	Compatibility with Neighbouring Uses	Compatible with existing and proposed nearby uses on CHER 3
22	Publicly Accessible Open Space	No impact on existing open spaces. Within walking distance of Hudson Way
23	School Capacity	School capacity is not a constraint for village residents
24	Utilities Infrastructure Capacity	Inadequate – main sewage pumping station unable to cope with high rainfall leading to foul water flooding of houses and gardens
25	Highway Network Capacity	B1248/Main Street junction is an accident blackspot & safety constraints on access from Bishop Burton
27	Community Facilities	No material impact
30	Meeting Housing Needs	Affordable and bungalow housing needs previously identified in CB by ERYC rural housing officer. ERYC has not required inclusion of such housing in recent developments to satisfy this need. This site, as part of allocations already in the local plan, helped provide the target number of units, so that additions are unnecessary.

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SAM Reference Number (see site assessment sheet): **CHER 8**

Land Bid Reference Number: 336, CHER-B

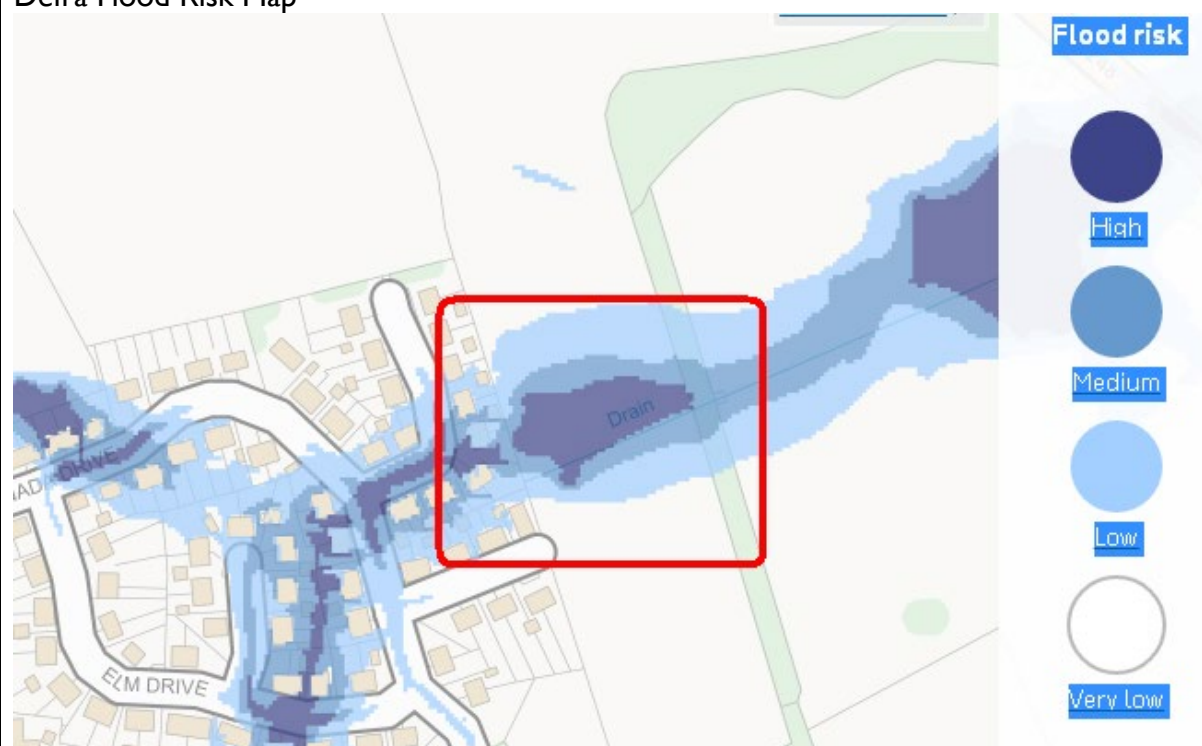
Site Address: West of Canada Drive

**Comments** (please use additional sheets where necessary)

1	Conformity with Settlement Network	Significant concerns about inadequate public transport services for employees.
3	Flood Risk and Coastal Change	Lower part of site is in a flood risk zone and unsuitable for residential use,
4	Heritage Assets	Outside conservation area
5	Greenfield and Previously Developed Land	Wholly greenfield land (100%)
6	Accessibility by Public Transport	Village has very limited bus service. No buses at times suitable for full-time workers to return to village at end of the working day
7a	Accessibility by Walking	Village accessible from Beverley (on B1248). No safe access from Bishop Burton village
7b	Accessibility by Cycling	Village accessible from Beverley (on B1248). Unsafe access from Bishop Burton village
8	Flood Risk	Lower part of site is in a flood risk zone and unsuitable for residential use
13	Built Character	Would extend built form of settlement into open countryside, but could relate to existing pattern of development on Canada Drive.
14	Landscape Character	Limited impact other than on views for near neighbours
16	Agricultural Land	Moderate quality sloping, field
18	Compatibility with Neighbouring Uses	Canada Drive and cul-de-sacs are particularly congested with on street parking and not suitable for additional “through” traffic. Proposed access to southern part of site off Main Street is unlikely to be safe because of restricted sight lines.
22	Publicly Accessible Open Space	No impact on existing open spaces. Within walking distance of village green and Hudson Way
23	School Capacity	CB village primary school capacity is not a constraint for village residents. Restricted choice of school at secondary level
24	Utilities Infrastructure Capacity	Inadequate – central sewage pumping station capacity is inadequate so that high rainfall events frequently lead to foul water flooding of houses and gardens in centre of village
25	Highway Network Capacity	Not clear how this land would be accessed by road traffic from existing road network in village. Canada Drive is congested with on street parking and not suitable for additional “through” traffic. Proposed access to southern part of site off Main Street is unlikely to be safe because of restricted (negligible) sight

		lines.  The B1248/Main Street junction is an accident blackspot and there are both road width and safety constraints on Bishop Burton Road (east of the College)
27	Community Facilities	No obvious effects
30	Meeting Housing Needs	Affordable and bungalow housing needs previously identified in CB by ERYC rural housing officer. ERYC has not required inclusion of such housing in recent developments to satisfy this need.  This site, as part of allocations already in the local plan, helped provide the target number of units, so that additions are unnecessary.

Defra Flood Risk Map



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E-mail: cbpc@pjw.karoo.co.uk

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**East Riding of Yorkshire Council – Local Plan Review  
Site Assessment Methodology Pro-Forma – Town/Parish Councils  
Fact Checking Exercise 2019**

SAM Reference Number (see site assessment sheet): **CHER 9**

Land Bid Reference Number: 336 part

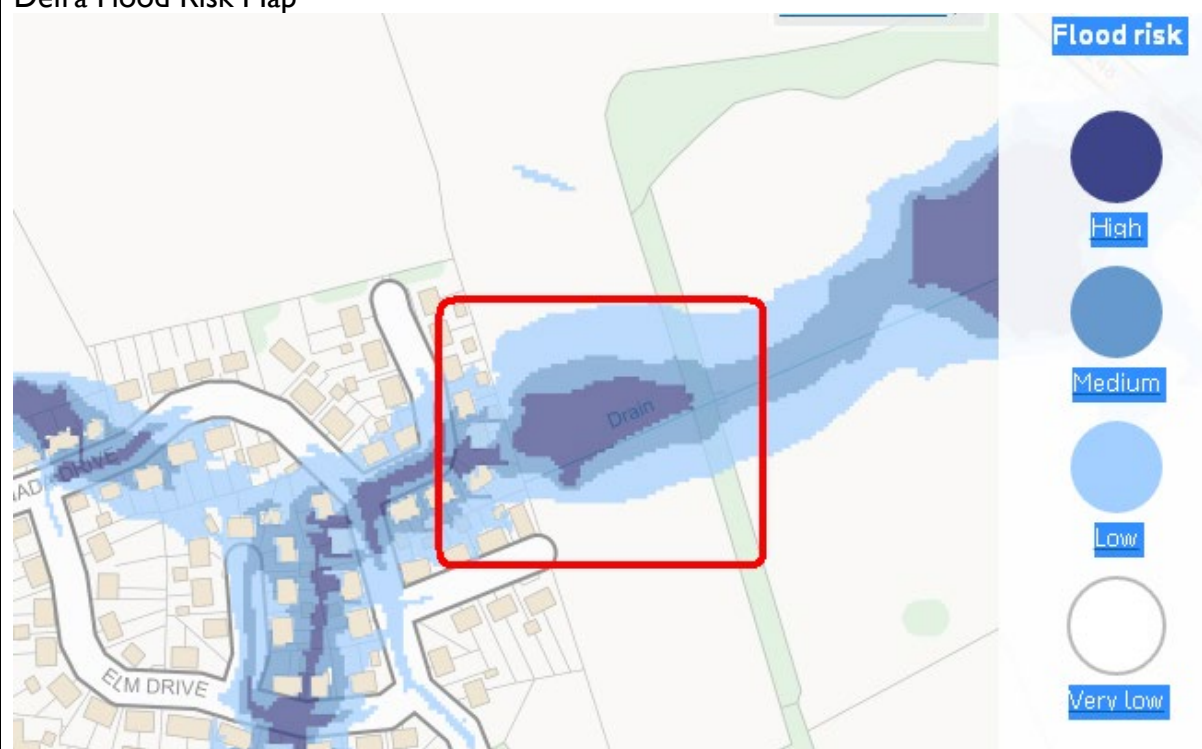
Site Address: North of CHER-B allocation

**Comments** (please use additional sheets where necessary)

1	Conformity with Settlement Network	Significant concerns about inadequate public transport services for employees.
3	Flood Risk and Coastal Change	Lower part of site is in a flood risk zone and unsuitable for residential use
4	Heritage Assets	Outside conservation area
5	Greenfield and Previously Developed Land	Wholly greenfield land (100%)
6	Accessibility by Public Transport	Village has very limited bus service. No buses at times suitable for full-time workers to return to village at end of the working day
7a	Accessibility by Walking	Village accessible from Beverley (on B1248). No safe access to/from Bishop Burton village
7b	Accessibility by Cycling	Village accessible from Beverley (on B1248). Unsafe access to/from Bishop Burton village
8	Flood Risk	Lower part of site is in a flood risk zone and unsuitable for residential use. Overflow from the Canada Drive flooding mitigation scheme discharges and drains down through this field
13	Built Character	Would extend built form of settlement into open countryside, but could relate to existing pattern of development on Canada Drive.
14	Landscape Character	Limited impact other than on views for near neighbours
16	Agricultural Land	Small, sloping, field
18	Compatibility with Neighbouring Uses	Not clear how this land could be accessed by road traffic from existing road network in the village. There is no direct access. Canada Drive and cul-de-sacs are particularly congested with on street parking and not suitable for additional “through” traffic.
22	Publicly Accessible Open Space	No impact on existing open spaces. Within walking distance of village green and Hudson Way
23	School Capacity	CB village primary school capacity is not a constraint for village residents. Restricted choice of school at secondary level
24	Utilities Infrastructure Capacity	Inadequate – central sewage pumping station capacity is inadequate so that high rainfall events frequently lead to foul water flooding of houses and gardens in centre of village.
25	Highway Network Capacity	Not clear how this land could be accessed by road traffic from existing road network in village. Canada Drive is particularly congested with on street parking and not suitable for additional “through” traffic. The B1248/Main Street junction is an

		accident blackspot and there are both road width and safety constraints on Bishop Burton Road (east of the College)
27	Community Facilities	No obvious effects
30	Meeting Housing Needs	Affordable and bungalow housing needs previously identified in CB by ERYC rural housing officer. ERYC has not required inclusion of such housing in recent developments to satisfy this need.  Allocations already included in the local plan provided the target number of units, so that this addition, with material flooding risk and poor highway access is unnecessary.

Defra Flood Risk Map



Signature (if not submitted by e-mail):

**Contact Details** (in case of queries)

Contact Name: Janet Wardale (Parish Clerk)

Town/Parish Council Name: Cherry Burton

Telephone: 01964 550107

E-mail: cbpc@pjw.karoo.co.uk

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