

## 16.0 FLAMBOROUGH

- 16.1 Flamborough is the largest of the Selected Settlements within the Bridlington Housing Market Area. It has a wide range of facilities which are capable of accommodating significant additional growth. The layout of the village will allow this growth to take place, particularly to the north, while minimising any detrimental effect on the character and appearance of the Heritage Coast.
- 16.2 One of the aims of the Village Development Limit, as drawn, is to protect the visually important entrances to the village. The village, as a whole, has a fairly rigid and well defined boundary and to break this boundary would have damaging effects on the open countryside. The allocation for residential development off Woodcock Road is on a self-contained field and minimises the visual impact of any future development. Sufficient remaining sites are available within the village to ensure that future residential development is contained within the village and the surrounding countryside can remain undisturbed.
- 16.3 Within the village, the castle and surrounding open area is a Scheduled Ancient Monument. In addition to Policy EN6, Policy EN13 will apply to retain the open character of the site and adjacent land. The disused chalk pit and open space on Carter Lane complement the openness of the school and are worthy of protection.
- 16.4 North Mere Green is a feature of local historical significance and an important open space, part of which is used as a children's play area. Development would erode this character and would be contrary to Policy EN6, although other recreational uses may be appropriate.
- 16.5 A further area on which specific protection is necessary is situated beyond the Village Development Limit on Southsea Road. This pond and wet meadow is of particular value for nature conservation and the views it provides over open countryside. Proposals which might otherwise be appropriate in a countryside location will be subject to particular scrutiny under Policy EN10 of the Plan.
- 16.6 There are a number of recreational open spaces within the village afforded protection through Policy R4 including the Woodcock Memorial Playing Field on Lighthouse Road, a children's play area on North Mere Green and the school playing fields on Carter Lane.

### Housing

- 16.7 A number of housing commitments exist on sites which are shown on the Inset Map B4. The largest of these sites is a 2.8 hectare site to the north of Woodcock Road. Church Farm and Croft Farm both have planning permission for the conversion of existing chalk buildings, which will help to retain the character of the village and provide opportunities for additional new buildings.

### POLICY FLAM1 - PROPOSED RESIDENTIAL DEVELOPMENT, WOODCOCK ROAD

**1.9 HECTARES OF LAND ARE ALLOCATED FOR RESIDENTIAL DEVELOPMENT AS AN EXTENSION TO THAT ALREADY PERMITTED NORTH OF WOODCOCK ROAD. PROPOSALS WILL BE APPROVED WHERE THEY FORM ALL OR PART OF AN ACCEPTABLE COMPREHENSIVE SCHEME FOR THE WHOLE SITE AND WHERE EXISTING BOUNDARY HEDGEROWS ARE RETAINED.**

### Justification

- 16.8 The 1990 Flamborough, Bempton and Buckton villages Interim Policy Statement identified this site as a longer term extension of development on land to the east. Planning permission has now been granted for this first phase of development and the allocation of the remainder is appropriate. Policies R2 and R3 of the Plan will require the provision of amenity and recreational open space on the site which could well be located to provide a buffer between the development and the open countryside to the north.

## **POLICY FLAM2 - PROPOSED RESIDENTIAL DEVELOPMENT, MERESIDE**

0.8 HECTARES OF LAND ARE ALLOCATED FOR RESIDENTIAL DEVELOPMENT NORTH OF MERESIDE. PROPOSALS WILL BE PERMITTED FOR FRONTAGE DEPTH ONLY ON THE EASTERN PART OF THE SITE SUBJECT TO HEDGEROW PLANTING TO THE REAR BOUNDARY. ON THE REMAINDER PROPOSALS WILL BE PERMITTED WHERE THEY FORM ALL OR PART OF AN ACCEPTABLE COMPREHENSIVE SCHEME WHICH MAKES PROVISION FOR:-

1. HEDGEROW PLANTING ALONG THE NORTHERN SITE BOUNDARY; AND
2. THE RETENTION OF THE EXISTING HOUSE, AND OTHER BUILDINGS OF MERIT; AND
3. A SATISFACTORY STANDARD OF VEHICULAR ACCESS FROM MERESIDE.

### **Justification**

- 16.9 The area of farm buildings and allotments North of Mereside provides the opportunity to improve the visual quality of this part of the village. At its eastern end only frontage development will be appropriate due to the contours of adjacent farm land. Even this will require an amalgamation of existing land in different ownerships, as current frontage plots are too shallow for satisfactory development. More extensive development on the remainder may be possible if a satisfactory highway arrangement can be achieved. Planning conditions will require the removal of all non traditional buildings prior to the commencement of development.

## **POLICY FLAM3 - PROPOSED RESIDENTIAL DEVELOPMENT, HARTENDALE FARM**

0.4 HECTARES OF LAND ARE ALLOCATED FOR RESIDENTIAL DEVELOPMENT AT HARTENDALE FARM. PROPOSALS WILL BE PERMITTED WHERE THEY FORM ALL OR PART OF AN ACCEPTABLE COMPREHENSIVE SCHEME FOR THE SITE WHICH MAKES PROVISION FOR:-

1. A SATISFACTORY AND CONVENIENT ACCESS TO THE SITE AND NEIGHBOURING FARM UNIT; AND
2. A LANDSCAPED BOUNDARY TO THE WESTERN AND SOUTHERN BOUNDARIES OF THE SITE.

### **Justification**

- 16.10 Planning permission exists for a single dwelling at Hartendale Farm. The allocated site would allow for an appropriate scale of development taking into account its location. Planning conditions will require the removal of existing agricultural buildings from the site prior to the commencement of development.

### **Employment**

- 16.11 The village is largely dependent upon Bridlington for industrial/commercial employment, but there are still some local businesses. Many opportunities exist for the conversion of buildings or redevelopment of sites for employment uses and the Grange Farm Advance Factory units provide purpose built accommodation.
- 16.12 Flamborough still retains the vestiges of a fishing fleet which is an essential element in the character of the Heritage Coast generally and in the village particularly. Within the village centre the open storage of fishing tackle is appealing where in other circumstances it would be unsightly. The Council recognises the fragility of the local fishing industry in the village and will look flexibly at proposals for the use of garages and lock ups associated with the fishing industry. Where it is clear that proposed uses cannot be located within the village centre without causing an unreasonable nuisance to residential occupiers, businesses will be encouraged to relocate to the purpose built business units at Grange Farm.