

ELLERKER NEIGHBOURHOOD DEVELOPMENT PLAN (2024-2039)

Ellerker Parish Council Neighbourhood Plan Committee

Foreword:

In the pages that follow, you will find the culmination of many hours of collaboration, dedication and community spirit. The Ellerker Parish Neighbourhood Plan stands as a testament to the collective vision and aspirations of our vibrant community.

Crafted with care and informed by the voices of residents, businesses and stakeholders, this plan outlines our shared goals for the future. It charts a course towards sustainable growth, preserving our unique character while embracing opportunities for progress.

As we navigate the complexities of modern development, let this document serve as our guiding light - a compass pointing towards a future that honours our heritage, nurtures our environment, and fosters a sense of belonging for generations to come.

It is our sincere hope that the plan will inspire, unite, spark innovation, and pave the way for a brighter tomorrow for Ellerker Parish and all who call it home.

Ellerker Parish Neighbourhood Plan Steering Committee

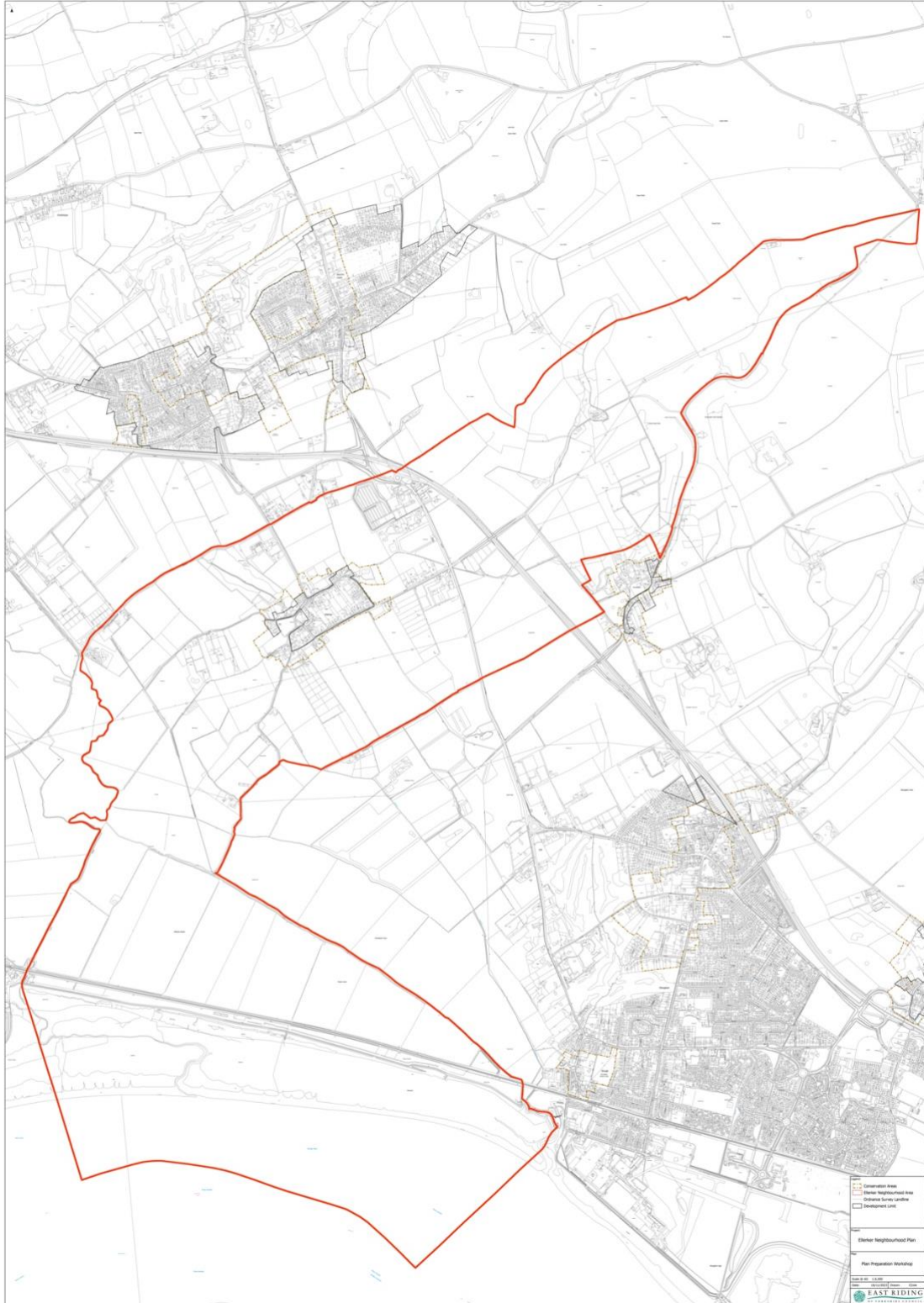
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Section 1: Introduction

- 1.1** This is the first Neighbourhood Development Plan for Ellerker. It is a community-led document for guiding the future development of the parish. It is about the use and development of land between 2024 and 2039. Once the Plan is completed ('made and adopted') and subject to a successful referendum East Riding of Yorkshire Council will use it to determine planning applications. Ellerker Parish Council will use the Plan to respond to planning applications.
- 1.2** The final Ellerker Neighbourhood Plan (**ENP**) will become part of the statutory 'development plan.' Decisions on planning applications in the ENP area will then be made using the policies of both the East Riding Local Plan (**ERLP**) and the (final) **ENP**. Planning decisions must by law be taken in line with the development plan unless other material considerations indicate otherwise. The Plan is not a mechanism for stopping development, it is there to ensure that development takes place in an appropriate way for the parish.
- 1.3** Neighbourhood Plans were made possible by powers contained within the 2011 Localism Act which sought to decentralise policy making to the local level and give more powers to communities and the right to shape future development where they live. The Plan has been prepared in accordance with statutory requirements and Neighbourhood Planning Regulations.
- 1.4** The Ellerker Neighbourhood Plan complements existing national and local planning policy by providing a specifically local level of detail attained through consultation with the local community and further evidence based studies. Commissioned by the Parish Council, the Neighbourhood Plan has been developed by a Steering Group of local residents and Parish Councillors. It has been informed by engagement and community consultation events from which the opinions and aspirations of local residents have been obtained. By undertaking a Neighbourhood Plan, the Steering Group aims to:
- Take a proactive and positive approach to the future planning of the Parish.
 - Establish what is special about the parish of Ellerker.
 - Shape and influence future development proposals in and around the village.
 - Provide requirements on key issues such as design and character.
 - Add detail to the East Riding Local Plan requirements.
- 1.5** The area covered by the Neighbourhood Plan is shown on the next page at Map 1.

Map 1 Showing the designated NP Area



Section 2: National and East Riding Planning Policies

- 2.1 The policies in this plan must have regard to national planning policies and be in general conformity with strategic policies in the Local Plan – the East Riding Local Plan.

National Context

- 2.2 National planning policies are set out in the National Planning Policy Framework (NPPF), first published in 2012 and most recently updated in December 2023. The NPPF explains that the overall purpose of the planning system is to contribute to the achievement of sustainable development, and this involves meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK has agreed to pursue the United Nations 17 Global Goals for Sustainable Development. The NPPF sets out that the planning system in England is ‘plan-led’ and must perform an economic role, a social role, and an environmental role.

East Riding Context

- 2.3 The East Riding Local Plan (ERLP) was adopted in 2016 and is currently being updated, the update process is expected to be completed in 2024. This plan sets a vision for the future of the whole East Riding area, the opening part of the ERLP Vision Statement states:

“By 2039, the East Riding will be characterised by economically prosperous, vibrant, and distinctive urban and rural communities in which residents and visitors can enjoy a high quality of life and healthy lifestyles, businesses can thrive, and the natural environment can flourish. The economy will have grown. The varied towns and villages, the rich and diverse landscapes, historic environment, countryside, coastal areas, and habitats that give the East Riding such character, will continue to be valued by residents and visitors alike.”

- 2.4 The ERLP Update includes a wide range and number of policies covering different topics. In terms of overall ‘growth’ it sets the framework for the scale and distribution of development required to meet the East Riding’s needs to 2038/39 through a Strategy Document, in conjunction with an Allocations Document which focuses development on a defined Settlement Network. Places such as the Major Haltemprice Settlements and Principal Towns such as Beverley and Bridlington are the main focus for the location of future development in the East Riding. Below this a series of Towns are also identified including Elloughton cum Brough.
- 2.5 The Settlement Network does include smaller settlements. Fourteen Rural Service Centres are identified which complement the roles of the Towns by acting as small service hubs for small rural catchments spread through-out the East Riding, for example including Gilberdyke/Newport. In addition, 24 Primary Villages have been identified because they exhibit similar characteristics to the Rural Service Centres or have close links to larger centres. These offer the opportunity to support some limited new development in locations with access to jobs, services, and facilities. These include South Cave, North Cave and North Ferriby.

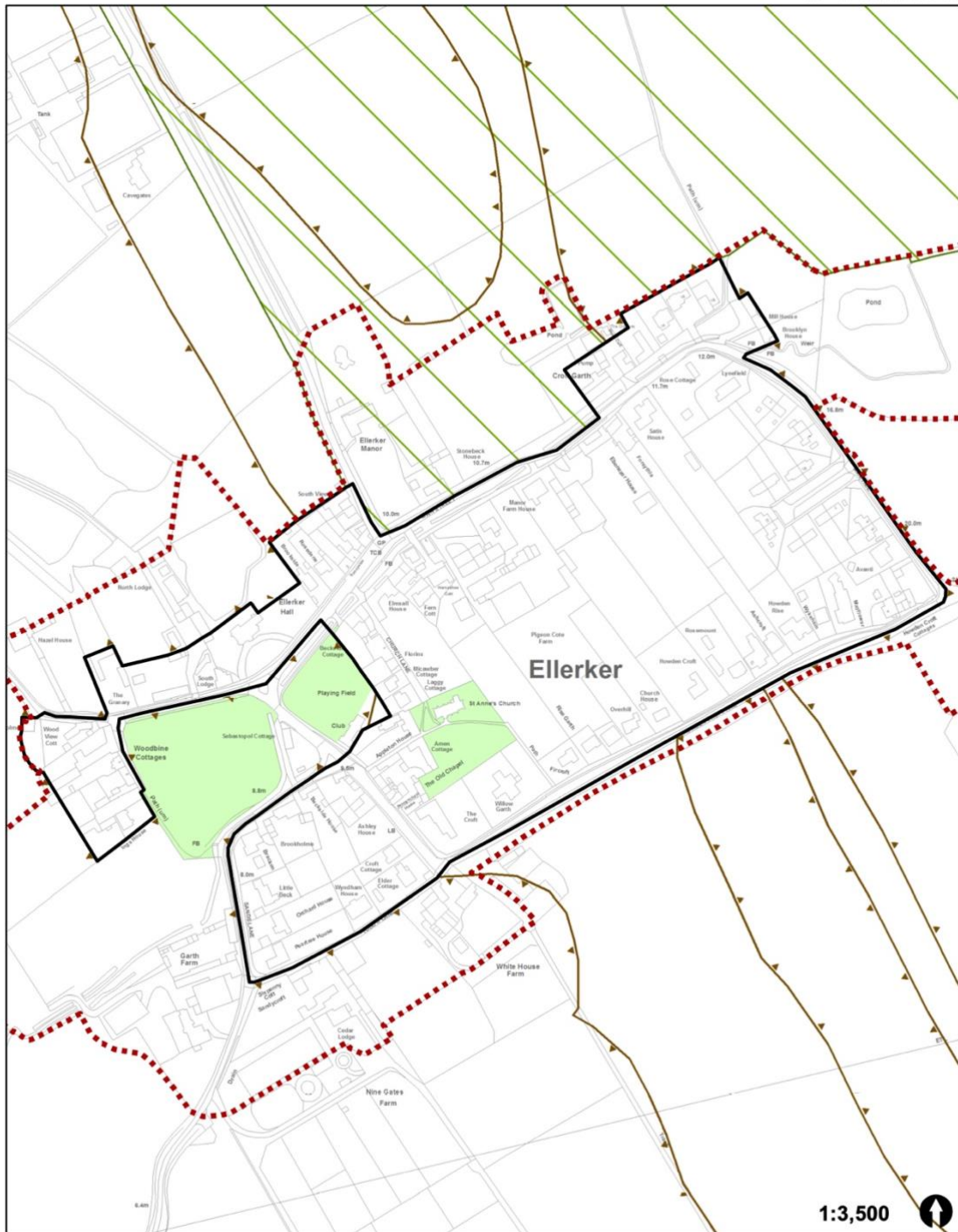
2.6 Ellerker is not included in the ERLP Settlement Network. In East Riding Local plan terms Ellerker is identified as a ‘Village’ – a place with basic services where appropriate development offers opportunities for villages to grow organically to support the vitality of the Village. Development will be supported (ERLP Policy S4) where it:

- Is of an appropriate scale to its location taking into account the need to support sustainable patterns of development;
- Encourages the re-use of previously developed land where appropriate.
- Does not involve a significant loss of best and most versatile agricultural land.

2.7 Within the development limits of Villages (as set out on the ERLP Policies Map Update or as proposed by a Neighbourhood Plan). Policy S4 of the East Riding Local Plan supports the following forms of development where it does not detract from the character and appearance of the village:

- New housing, including affordable housing for local people;
- New and/or enhanced local services and facilities; and
- Economic development.

2.8 The development limit for Ellerker is set out the ERLP Policies Map, Inset 85, which is shown on the following page. **The Neighbourhood Plan is not seeking to change the development limit depicted by the black boundary line on Inset 85.** The extent of the Conservation Area is shown by the red dotted line and the green hatching shows the Important Landscape Area of the Yorkshire Wolds (as established by ERLP Policy ENV2).



Policies Map - July 2016

Ellerker

East Riding Local Plan (2012-2029)

Inset 85

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Map 2 Showing the ERYC Local Plan Inset Map for Ellerker

Section 3: Ellerker's History and Character

Village and Parish History

- 3.1** The village of Ellerker sits within an interesting geological area where the chalk downs of the southern extremity of the Yorkshire Wolds dramatically drop towards the alluvial plains of the Humber basin. This geological context has not only given the village much of its distinctive character in terms of building materials and forms but has also been instrumental in the locational development of the village itself.
- 3.2** The village we see today likely has its origins as a planned medieval settlement most probably laid out and rented by the Bishops of Durham. The Bishops of Durham owned large areas of land around the village, and they were notable for their efforts of encouraging the building of nucleated villages planned around linear burgage type plots¹ and a main street. At Ellerker the position of the former Manor House (north of Main Street) precluded the planning of plots along both sides of Main Street, but such laying out of regular plots did continue south of the Green.
- 3.3** The position of the village was located just southwest of the Roman Road from Brough to York² and there is a villa site associated with the road nearby. It was possible that this area could have formed what was effectively the first settlement of Ellerker before the village was established in its current location following drainage of the fen lands that characterised much of the area until the 11th century³. Earlier settlement was therefore likely contained to the higher grounds and Brantingham and Ellerker were possibly at one time a single parish prior to this draining.
- 3.4** The Parish boundary itself therefore is of some interest as it encapsulates both the high ground and low ground of the area as well as skirting abruptly to the east at its southern most extremity. This division over both high and low land was common and several North Yorkshire villages have their parishes stretching along in a similar fashion. In the Domesday Survey Ellerker is recorded as having four mills, likely one watermill and at least two windmills. This illustrates the suitability of the village for local forms of energy generation to serve a local need – in this case to power the local mills.
- 3.5** The later fortunes of the village can still be appreciated through the extant spaces within the village. Some plots appear to have been in continuous, or near continuous, habitation with buildings fronting onto the street, some may never have developed or may have become vacant and now help to tell the story of the village through the absence of buildings – or at least the absence of buildings to their frontages. In this way the history of the village can be read and appreciated. Why this happened is obviously open to speculation, but the typical pattern would be the mixed economic fortunes and

¹ See Appleton Le Moors in North Yorkshire for a good example of such a planned 12th century village.

² Margery Roman Road 2E.

³ Historic Landscape Characterisation Survey – Historic England, Lisa Washling and Richard George, Research Report Series 83-2018

more than likely the events of plague and disease that was known to afflict such communities in the Middle Ages and beyond.

- 3.6** Later years saw parliamentary enclosure in the late 18th century where the surrounding lands took on the appearance that they largely have today, that of highly regulated fields where the intention was to divide up the land for ‘improvement’. Whilst attempts were made to divide the land amongst all the local owners, the Commissioners were of the opinion that the lands of Ellerker were ‘incapable of improvement’ possibly through the means by which the lands were dispersed over a wide area.
- 3.7** The Victorian era and the early to mid-twentieth century perhaps represents something of a heyday for the village. It is from this era that many of our nostalgic images of ‘idyllic’ rural life come from. It was also at this time when the village obtained its own school and village hall, and at one point there were two pubs within the village⁴. The community was still reliant on its local situation prior to the advent of more independent means of travel in the form of the private car. Even so, some more ‘polite’ Victorian buildings did begin to appear around this time and the fashion for living out of town, as was so common in nearby North Ferriby and other places, gradually began to have an effect upon the old agricultural community of Ellerker. This was the beginnings of the village as we see it today, a place where, although a true agricultural community still exists, most people commute away from the village for their services, shopping, and work.

Village Character

- 3.8** Ellerker is a distinctive and historic place whose character is largely obtained from its medieval planned form and legacy of farming, as well as its geographic location stretching from the Humberhead Levels to the high foothills of Important Landscape Area of the Yorkshire Wolds. The nucleated village has seen its fortunes wax and wane over the centuries, but it has remained a compact enclave tucked away to the south of the old Roman Road from Brough to York. The medieval plan form of Ellerker is still distinguishable within the village centre and the main village green creates a strong focal point.
- 3.9** This character has been managed since 1999 by the Ellerker Conservation Area and although the village has seen some piecemeal change and infill over the years much of the character of the central main street has been preserved. Elsewhere the Parish boundary encompasses a large, linear area that takes in both the flat lands of the Humber before quite dramatically rising towards the Wolds culminating around Riplingham where extensive views can be obtained over the Humber and beyond.
- 3.10** Neighbourhood planning enables local communities to develop a shared vision for their neighbourhood and manage and shape the future development and use of land in a way

⁴ Diary of Robert Sharp of South Cave, 1812-1837 has several references to Ellerker.

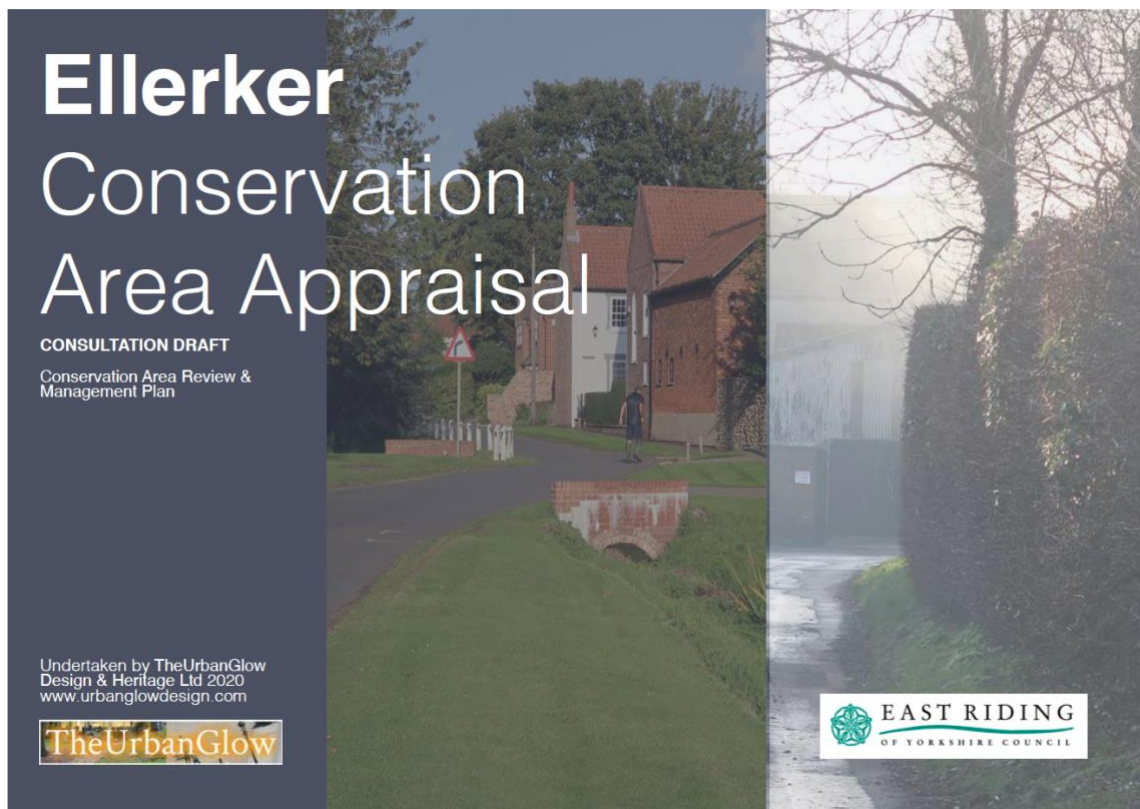
that respects and responds to local characteristics, issues, and opportunities. The neighbourhood plan cannot change planning decisions which have already been made, but it does present an opportunity to influence future planning decisions by supporting sustainable development, which is sensitively designed and located, and which is appropriate to the rural setting and distinctive high quality environment of the Parish.

Section 4: Local Evidence and Community Views

- 4.1 Community consultation, local aspirations work on the Conservation Area and further design analysis have all been drawn on developing this plan and its policies.

Evidence Base

- 4.2 The plan’s policies draw on the evidence and analysis set out in the Ellerker Conservation Area Appraisal (Adopted 2021⁵) and a bespoke and robust Urban Design and Landscape Analysis undertaken specifically for the Plan. This expert urban design assessment was undertaken to identify features, views, landmarks, and assets within the Parish boundary. In this way, the cumulation of this evidence base, together with other policy approaches contained within the East Riding Local Plan and the Council’s newly produced East Riding Design Code⁶ can ensure that this understanding of place can help proactively manage change for the long-term future.

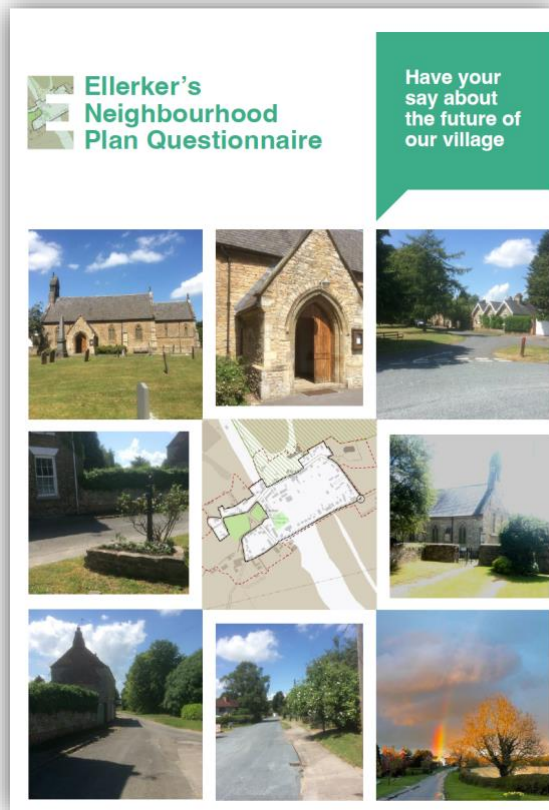


Community Engagement

- 4.3 The Ellerker Neighbourhood Plan questionnaire received a response from 90% of the local community. An open day was also held in the village in November 2023. Results from the questionnaire are reflected in the text supporting the different policies in Section 6.

⁵ Ellerker Conservation Area Appraisal adapted December 2021.

⁶ East Riding Design Code 2023.



4.4 The questionnaire included a section on “anything else you’d like to tell us.” The comments received are summarised in table 1 below under five emerging themes.

Table 1: Open Comments from the Questionnaire
<p>Traffic restrictions and parking (most comments, not in NP remit): Lower speed limits (30/20 mph & one way system suggestions) - resident/restaurant/playing field users parking concerns - support farmers, including the movement of farm related vehicles - avoid the village being a South Cave rat run - restrict HGV/lorries from smaller lanes.</p>
<p>Environmental opportunities Areas of unmown grass for wildlife - plant more trees in the village - flowers on untenanted allotments - use plants that support local species.</p>
<p>What contributes to the character of the village: Materials - green verges - rural feel - open spaces - limited street lighting – trees - undeveloped plots - vistas of the village - gardens.</p>
<p>Thoughts about future development: Small scale - little traffic impact - scope for infilling - 1.5 storey max - provide for families & young people - promote renewable energy - focus on Brough - need buses to Brough station - concerns about the power lines.</p>

Views on use of the Village Green:

Mixed (e.g. on goal posts & facilities) - available for all to use - encourage children.

Section 5: Our Ambitions

- 5.1 A vision for Ellerker is outlined below that attempts to distil both the character and aspirations for the village into the future.

Our Vision for Ellerker

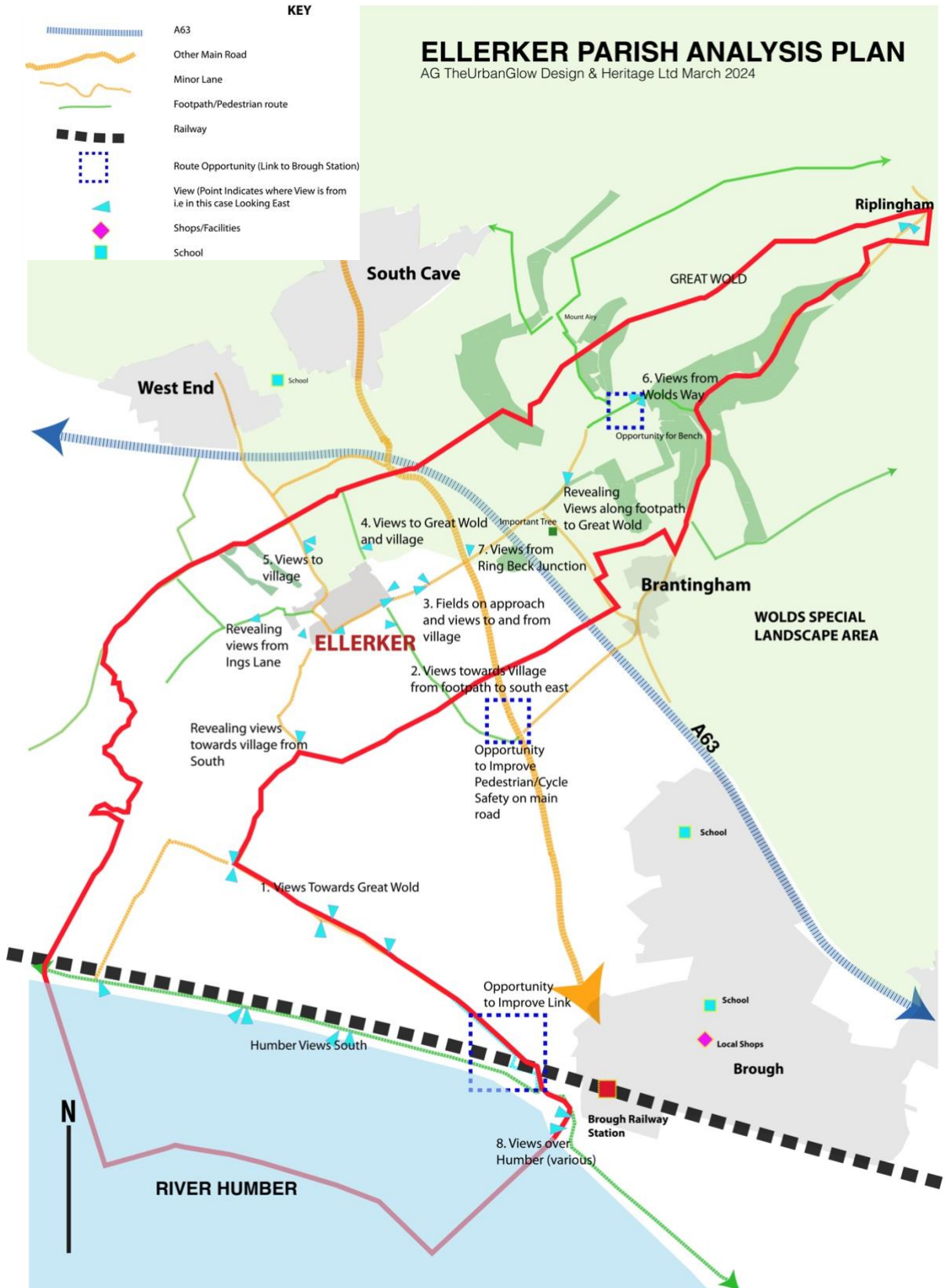
In the future Ellerker will retain and manage its rich and irreplaceable natural and historic environment to remain a desirable place to live. It will encourage good design that is responsive to this setting and to the village's character whilst managing the inevitable challenges of Climate Change adaption. Ellerker will become a sustainable village where it is possible and attractive to reach Brough Station without needing to travel by car and where better access to the surrounding landscape enhances the lives of residents. Ellerker will also be a careful custodian of its agricultural character and encourage sustainable, long term farming that is profitable and responsive to its environment.

Our objectives through the neighbourhood plan are to:

- ❖ protect the rural and distinctive character of Ellerker.
- ❖ promote good planning that encourages high quality design.
- ❖ identify and safeguard Ellerker's important assets and resources.
- ❖ guide how local development needs can best be met.
- ❖ help support an active and sociable community life.
- ❖ support a better quality of life now and for future generations.

Section 6: Planning Policies for Ellerker

- 6.1** Our neighbourhood plan for Ellerker should guide rather than prevent future development. There are many policies in the ERLP that will be applied in Ellerker. Our policies aim to add further detailed and Ellerker specific requirements. The ENP policies (when finalised and adopted) will be applied in the consideration of any planning applications submitted within the designated ENP area, alongside the ERLP policies. Although Ellerker is not expecting to see much development within the East Riding Local Plan period the Neighbourhood Plan provides a local policy approach that reflects the aspects of the village that are important to the local community.



Map 3 Analysis Plan of Ellerker

Overall Priorities for Ellerker

- 6.2** Policy 1 sets out overall planning priorities for Ellerker. This provides overall context and direction for the more detailed policies that follow. The rural character and appearance of the village along with its open aspect and setting are key elements of Ellerker. The CAA identifies how the village *“retains an open character, built form and quality of landscape that represent a rare survival of pre-industrialised settlement. The village may have evolved from a medieval plan of linear plots focussed around Main Street and the village green before dispersing further south around Sands Lane.”*
- 6.3** Ellerker has always been a farming community and still maintains agricultural activity within the village. Facilities in the village play an important role in supporting an active and social community life. Open space and views, the tranquillity of the village (peace and quiet) and the separation from neighbouring villages by fields/countryside were the top three features that were rated highly important to the character of Ellerker by residents. The overall strategy therefore promotes an understanding of key attributes and their contribution to the unique sense of place of the village within a wider landscape context.

POLICY 1: Overall Priorities

All new development, changes in land use, public realm improvements and other infrastructure projects in Ellerker should maintain and enhance:

- i. The rural and historic character of the village and the wider ENP area.
- ii. The rural setting and tranquillity of the village.
- iii. The important relationship between built form and open spaces in the village.
- iv. The village’s landscape setting between the low lying areas adjacent to the river Humber and the foothills of the Yorkshire Wolds.
- v. The village’s heritage and distinctive features.
- vi. Vibrant community facilities and farming activity.



View of Woo Dale by Urban Glow

Settlement Character and Form

- 6.4** Ellerker village itself is defined by its historic, likely early planned, appearance with regular, linear plots running alongside Main Street before the village spaces begin to open out around the Green. The Green, although standing at the southern point of the village, is largely defined by surrounding buildings, themselves, often occupying plots that may well have their origin in the distant past.



View down Main Street- by Urban Glow

- 6.5** The location of the village is somewhat tucked away into a slight rise from the low levels of the Humber plains and as such sits neatly into the landscape. As a result, the village itself is not readily perceivable from the A63 area to the north or west. This has perhaps allowed Ellerker to maintain its defined historic village core without harmful additions or intrusions that would have otherwise diluted this character. Similarly, this relative lack of development to the edges of the old Medieval enclosures has allowed the village to maintain long distance views out towards the plains and later enclosures to the east and south as well as being seen as a compact, tightly knit village amongst the wide openness of the arable fields to the south.
- 6.6** Historically most properties within Ellerker village would have likely been simple, vernacular cottages with larger farms consisting of barns, byres and cartsheds, providing something of a transition in scale. Victorian development saw the construction of more typical East Riding ‘double fronted’ houses often of locally made brick but also related to the agricultural economy. This tradition culminated in the much grander late Victorian houses such as Howden Croft which, in turn, led to more modern ‘suburban’ type properties, in large plots being built in the later 20th century.
- 6.7** Farther afield, most other properties within the Parish are either relatively isolated farmsteads such as Woo-dale Farm or represent fragmented ribbon type development on the fringes of the village. Some larger commercial uses also exist near to the main A63, but these are largely of standard design and contribute very little to the unique qualities that overwhelmingly define the village and the character of the Parish.

- 6.8** The CAA (page 4) identifies how there is a distinction between the older part of the village around Main Street and the Green and newer houses along Howden Croft Hill, including those on Mill Hill. Although both contain similar generous grass verges the built form is substantially different. Whereas the older village contains typical linear vernacular cottages and the odd detached house, the area of Howden Croft Hill is defined more by larger scale suburban type houses that in some ways dilute the distinctiveness of the village.



View down Mill Hill by Urban Glow

- 6.9** A very notable feature of the village is the relationship between built form and open space that manifests itself in the gaps in built development along Main Street and the areas of paddocks, gardens, or informal areas of land between Main Street and Howden Croft Hill. The views, landscape quality and public realm of Ellerker are all related and interlinked with the open spaces within and around the village. Important open areas within the village are identified as Local Green Spaces in Policy 8 of this plan.
- 6.10** The agricultural fields surrounding the village largely lie outside of the Development Limit (see page 5, Inset Map 85) as established by the East Riding Local Plan (ERLP). Policy S4 of the ERLP sets out that “*outside of a development limit, land will be regarded as the Countryside*” and identifies forms of development that are appropriate in the countryside.
- 6.11** The open countryside around Ellerker makes an important and additional contribution to the character of the village as set out in the East Riding Landscape Character Assessment (2018). Ellerker includes two of the National Character Areas (NCA) for England which are The Yorkshire Wolds and the Humberhead Levels. Some of these

areas of countryside contribute to the wider setting of the village, including the approach into it and experience of it. These include the arable fields surrounding the village. The relationship between the built form of the village and the surrounding countryside is critical to the compact form of the village and its distinctive rural character. The open countryside surrounding Ellerker plays a significant role in maintaining the villages rural character and picturesque setting. This is despite there being landscape detractors such as the A63 and the Westfield commercial area. The following areas have been identified by the local community as being particularly important in this respect:

- Hunsdale fields, Cave Road
- Fields adjacent to Howden Croft Hill (Ring Beck Lane)
- Fields adjacent to Ring Beck Lane/Mill Hill
- Fields adjacent to Cave Lane.
- Fields each side of Sands Lane
- Fields adjacent to Ings Lane.

6.12 Those fields around Ellerker provide both the approach, setting and views into and out of the village all of which are very important in maintaining the village’s character. Moreover, the way the village is tucked within the landscape means that its built form is not always immediately noticeable from several directions. This therefore contributes in a positive way to both the appreciation of the village and the sense of arrival.

6.13 It is recognised that the larger fields around the village are more extensive as open areas and form part of the countryside. Open areas within and on the perimeter of the village and distinctive and characteristic features of the village. Policy 4 identifies important views and vistas into and out of the village. Much of the character of the village is a fine balance between openness, enclosure, limited infill development and contextual new design that is all rooted within the rich and diverse history of Ellerker.

POLICY 2: Settlement Character and Form

A: New development proposals should reinforce the village’s distinctive rural settlement pattern and character by maintaining and enhancing:

- i. The compact, nucleated and often regular form of the village.
- ii. The open character of the land around the village.
- iii. Gaps within the built up area of the village including green and other open spaces including paddocks, gardens, and informal areas.
- iv. The contribution that large gardens and plots contribute to the character of the village.

B: New development proposals must demonstrate that their scale and location respond to the development form and character of the village and existing neighbouring development.

Local Design Quality

- 6.14** Local design quality is defined by the materials, proportions and details that provide a richness and delight to the village. For the most part, materials are of a high quality and traditionally locally sourced. Bricks are typically light red or buff coloured and older bricks would be rougher and handmade. Where they remain, stone walls and buildings are directly from the land around the village, with the exception perhaps of ‘Sebastapol,’ and echo the light honey colour of the chalky/limestone geology.
- 6.15** In terms of details and features, for the most part windows evolved from linear horizontal forms to more vertical patterns with simple heads and cills. Architectural and practical devices such as tumbled gables, dentilled eaves and chimney stacks all illustrate the architectural evolution of the village but also give it a distinctive and strong sense of history that is desirable to retain. ‘Period style’ (meaning more traditional vernacular in style as opposed to modern) and single and two storey homes (as opposed to three storey flats/apartments) were the preferred styles of housing from the questionnaire responses.
- 6.16** Due to the legacy and contribution that such design quality, materials, and features give the village, there is a large resource of inspiration from which new development can draw upon locally. Whether this be a new infill dwelling or an extension, such local forms are important to include as a baseline before a design evolves to serve a modern purpose. Such traditional materials and devices are often very successful when used alongside more contextual modern development that is both of its time and of its place. Detailed architectural features also make an important contribution to Ellerker’s special character including original glass, windows, chimney stacks, and date stones. The architectural and vernacular design quality of the village ultimately already provides a rich template from where inspiration can be drawn and applications should evidence this where possible.
- 6.17** Boundary treatments in Ellerker are usually of stone, brick or post and rail. Walls provide an important sense of enclosure and are often comparatively tall. Rail fences around the playground and Ellerker Beck retain an informality of space and visible permeability which is important. Hedges are also important to local character such as those along Todd’s Lane.



Ebenezer House -by Urban Glow



View of Garth Farm by Urban Glow



Partial view of The Barn on Ings Lane by Urban Glow



View of The Old Plough on Cave Road by Urban Glow

POLICY 3: Local Design Quality

A: Proposals in the neighbourhood plan area should have regard to the management guidelines set out in the Ellerker Conservation Area Appraisal and the Ellerker Design Guide (see Appendix 1). The Ellerker design guide is rooted in an understanding of the village’s local context and character, aiming to preserve and enhance its distinctive rural charm. Development proposals should respect existing architectural styles, building materials, and landscape features that contribute to the unique identity of Ellerker.

B: Proposals for new development and public spaces within the neighbourhood plan area should protect and enhance the setting and character of Ellerker, demonstrating high quality design, form, and layout that strengthen the village’s distinct identity by:

- i. Demonstrating that they have been based upon an analysis of the local context and older vernacular traditions, and
- ii. Using local architectural and/or vernacular features, such timber sliding or Yorkshire sliding sash windows for fenestration, and
- iii. Responding and, where possible, using local building materials including red/pink brick or chalky limestone and pantiles and slates for roofing materials, and
- iv. Applying proportions, details and roof pitches that are based on local examples, and
- v. Responding to local building heights which are predominantly 1.5/two storeys, and
- vi. Protecting original architectural features where possible and prioritise repair and restoration rather than removal or replacement.

C: New boundary or dividing walls, railings or hedging should be built from materials that match those used in the locality or be of native species and designed into new developments to provide an appropriate sense of enclosure.

D: Modern architecture should be contextual and high quality, respecting the traditional context and using good quality, modern or traditional materials in innovative ways.

E: Extensions should use materials that are sympathetic to the main building or context to which they belong.

F: The conversion, alteration, or extension of farmsteads and agricultural buildings within the neighbourhood plan area will be supported subject to the proposals being sensitive and responsive to their heritage, distinctive character, materials and form.

Views and Landscape Setting

- 6.18** The parish of Ellerker contains a dramatic change in landscape character. The land within the Parish starts from the low tidal mark of the Humber before reaching the higher ground the Yorkshire Wolds, with the village itself being located roughly central to this. Such a diversity of landscape provides a range of views and landscape types and character that contribute in a highly positive way to the overriding sense of place of the village. For instance, it is possible to start the experience of Ellerker from the wide, flat plains and mud flats of the Humber River which were historically reclaimed through historic drainage. This area is characterised by deep drainage ditches, sandy soil and wind swept, isolated trees, all with the backdrop of Mount Airy and the Wolds standing high above in the distance.
- 6.19** As one follows the long linear lanes created by 19th century enclosure, they become more meandering and, suddenly, emerge into a tightly hedge lined village lane which curves around the old houses and farms of the conservation area before arriving within the large village green and playground that forms the core of Ellerker itself. The clear stream complete with its little bridges and informal crossings then leads the visitor along Main Street whose changing fortunes are illustrated by the perception of empty plots. Where once there was likely a building, the long history of the village has now left a landscape frontage without buildings but with glimpses towards open paddocks, often marking the very linear fields of the early enclosures.
- 6.20** On leaving the village to the northeast the wide views to the west and eastern plateaus provide the last experience of the Humberhead levels before the small ridge, upon which once stood small windmills, then slowly rises, over the A63 bridge and into the foothills of the Wolds towards Brantingham. Before you stands an isolated farm well tucked into a cleft within the contour lines but still exhibiting the vernacular architectural quality of red brick and pantiles, so common in the area. On reaching the top of the hill here and the Wolds Way footpath, the Humber can be seen shining like a sheet of silver beneath the vales below, somewhere within which is the village of Ellerker itself. Finally, the last, literal point of the boundary of Ellerker Parish itself is on top of this first high wold near to the deserted medieval settlement of Riplingham before the land continues its rolling course northwards and into the heart of East Yorkshire.



Views across the fields from Sands Lane, Andy Graham, March 2024



View across the fields to the River Humber, Andy Graham, March 2024

6.21 Such is the experience of Ellerker parish. One of diverse landscape character contrasted between the windswept plains of the Humber, to the tight knit mature landscape of the village and into the foothills of the Wolds. The Yorkshire Wolds Important Landscape Area designation of the East Riding Local Plan skirts the edge of the village where small fields still survive as a legacy of older enclosures before it encapsulates the wide open Wolds themselves. This is the experience of Ellerker largely as it has always been and is a character worthy of protection. Development proposals which have significant impact on important local view (identified in map 5) should be subject to a landscape impact appraisal carried out by the applicant.

6.22 The wider landscape not only offers the sense of space and setting therefore but also contributes to the sense of place of Ellerker through the views and vistas that such a landscape offers. As mentioned above, these are many and varied and the diversity of the landscape offers views of different types from different heights and settings. As such Maps 4 and 5 (Maps of Important Views within and around the Village) Illustrates where such views are important and Appendix B (Views Images) supports this.

6.23 The views identified generally illustrate both the diversity of the landscape around Ellerker and the important character defined largely by the way the village sits comfortably within its landscape. The result is often that the village itself is not readily visible from many surrounding paths and routes. To summarise the important local views around the village are identified are as follows:

- View 1: View towards Great Wold from Ellerker Sands area. These views are revealing along the low levels of the Ellerker Sands area. The focus is upon the rising Wolds and Great Wold rising above the village. The village itself is largely emersed in the landscape, even in the winter months.
- View 2: Illustrates a key view over fields to the east of the village towards it. Although the photograph shown has tall crops in the field, the village is visible from here for some distance along the footpath.
- View 3: This view is indicative of several such vistas that depend upon the open fields alongside Ring Beck Lane and Mill Hill. These fields are particularly important for the setting, approach and gateway into the Ellerker Conservation Area.
- View 4: View from footpath to the west of the village off Mill Hill. This is the site of a former windmill and offers views both to Great Wold and to the fringes of the village. Note, once again the sunken location of the village from this viewpoint whereby buildings are barely visible, even in winter.
- View 5: Once again, the village is barely perceptible from distance views on approach from routes from the west. The view is from Ellerker Lane looking East.
- View 6: Views from the Wolds Way footpath high up alongside Great Wold on the path towards Brantingham. These views take in a large area over to the Humber and the Humberhead levels.
- View 7: View from the junction of Ring Beck Lane looking over fields before the A63. Once again, Great Wold is easily visible and a dominant landmark.
- View 8: Views over the Humber and the associated mud flats are many and varied. This view captures one such view.
- Other views are more revealing on approach to the village and include approaches along Ings Lane and Sands Lane.

6.24 The CAA also identifies that the landscape around Ellerker is formed of the chalk downlands of the Wolds along with the lower sedimentary layers of the Humber watershed or Humberhead levels. The recent revisions of the East Riding Landscape Character Assessment (2018) place Ellerker somewhere within both Character Area 9E (Walling Fen and Ellerker Sands Farmland) and Character Area 11B (Jurassic Hills Farmland). Both of these designations capture the two distinct elements of the Parish, namely, the low lying, former salt marshes and carrs of the Humberhead levels and the higher, chalkier downlands of the foothills of the Wolds. the plan identifies not only

locally important green spaces (Policy 8) but also any other landscape features of merit either visually or ecologically (Policy 6). As such landmark natural features such as mature or landmark trees and hills have been identified on the wider analysis plan. There is one TPO on a Sequoia (Sequoia giganteum) Giant Redwood in the garden of Ellerker Hall, Main Street, HU15 2 DH.

6.25 Important views within the village are identified upon the Analysis plan within the Ellerker Conservation Area Appraisal and this map has been updated in light of the Neighbourhood Plan consultation and is reproduced below.

POLICY 4: Significant Views and Landscape Setting

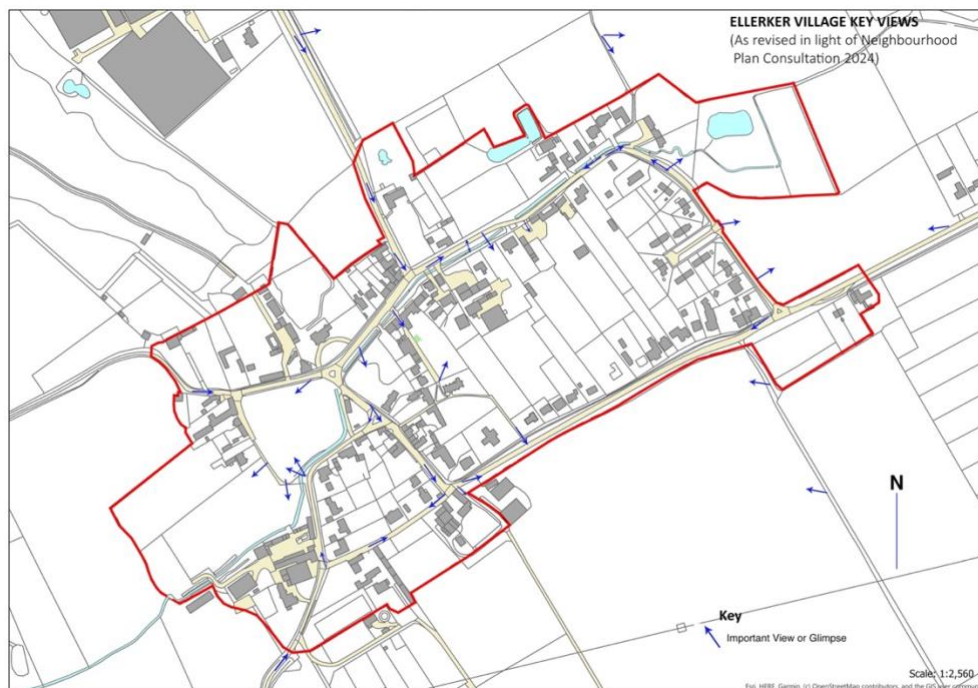
A: Proposals should show special regard to the identified Important Local Views on Map 5 and in Appendix B (Views Analysis) which are locally valued, and which make an important contribution to the plan area’s landscape and settlement character. Proposals should protect and enhance identified important local views.

B: Proposals should identify and respond to key features of local landscape importance including the Yorkshire Wolds Important Landscape Area and the Humberhead levels as well as the gateways and experience and character of the village itself.

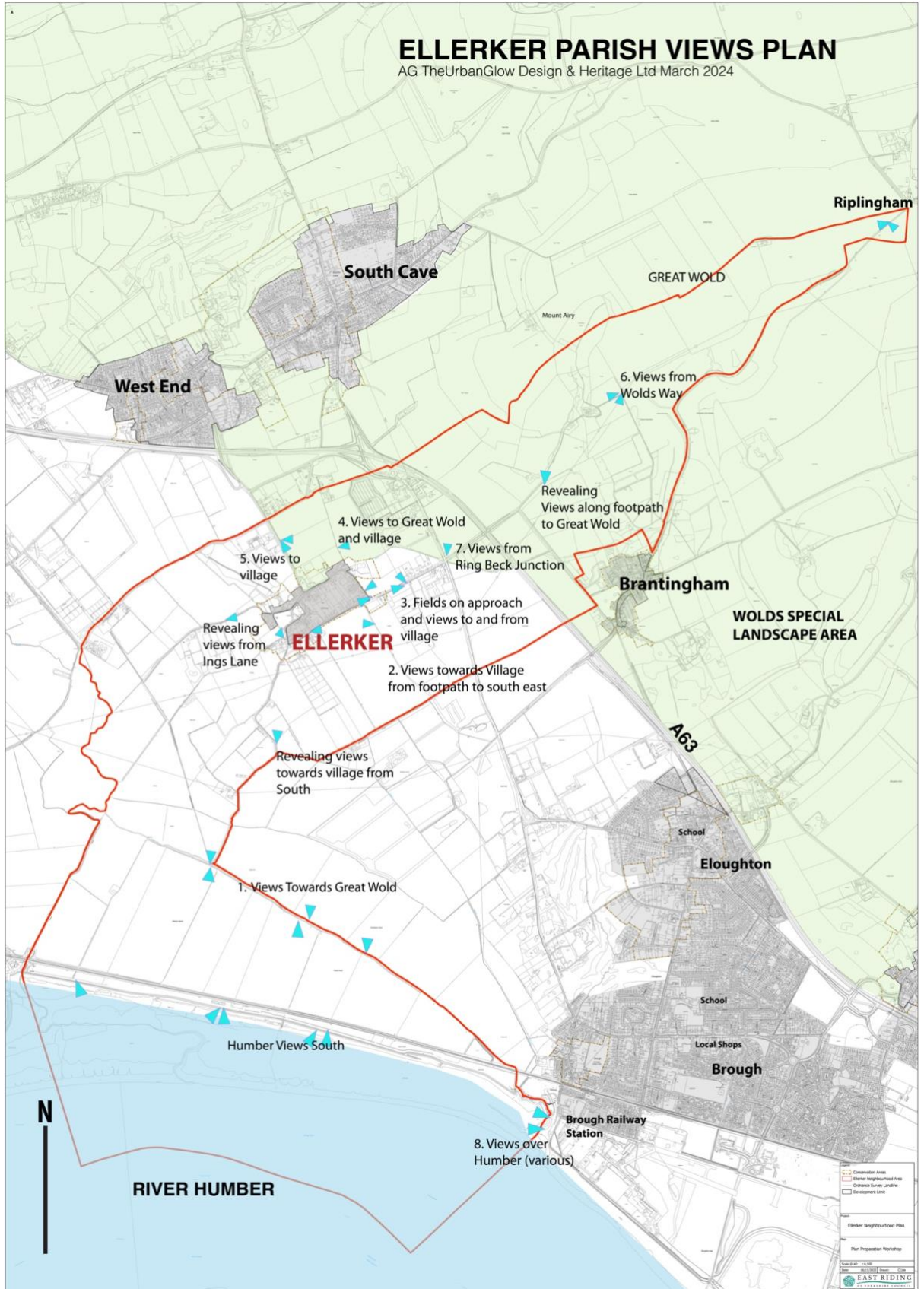
C: Where possible the viewpoints and/or viewpoint corridors that reinforce the character of the surrounding landscape areas and views of the village and the Yorkshire Wolds will be supported.

D: Landmark trees and other natural features will be protected and the accessibility of such features encouraged.

Map 4 Showing Views within Ellerker village



Map 5 Showing Important Views Within Ellerker Parish



Public Realm

- 6.26 Ellerker is notable for both its formal and informal character of laid out streets and quintessentially rural village lanes. These lanes are often narrow and meandering around every part of the village, naturally calming traffic without the need for kerbs or yellow lines. The Ellerker Beck reflects this informality trickling alongside Main Street within its natural furrow, where grass verges and wildflowers contribute to the beauty of the village and provide an important element of setting and views within the conservation area. Most respondents to the questionnaire considered the Beck to be highly important to the character of Ellerker. crossings over Ellerker Beck are low key and sensitive for the most part.

- 6.27 Such informality of the streetscene, demarked by gardens, verges, trees, and buildings is largely preserved due to the absence of signage control or road markings. Despite this there are obvious issues around the amount and safety of parking within the village and it will be increasingly important in the future to balance the management of vehicles and parking with maintaining this low key approach to traffic regulation.

- 6.28 The CAA identifies the importance of the grass verges that extend along most road before opening up to the green. These verges are typically wide and distinguish the village from the wider countryside and other villages nearby. Also important are trees within the highway or alongside the road.

- 6.29 Lighting too is modest and subtle for the most part which protects the dark skies above Ellerker and contributes to the sense of isolation and timelessness of the village after dark. Street lighting should therefore be kept to a minimum and lighting upon buildings should be carefully considered in this respect. The CAA highlights how old lamp posts obtained from Hull City Council are historic features within the village.

- 6.30 Ellerker’s public realm is very sensitive to change, and careful management is required. The lack of signage, kerbs and road markings are a positive attribute of the village, and this situation should be retained wherever possible. If and where traffic control is required, this should avoid the use of road markings such as double yellow lines (with preference to the use of controlled zones and modest signage).

POLICY 5: Public Realm
<p>A: Changes to the public realm should keep signage, road markings and lighting to an absolute minimum to safeguard the rural character of the village.</p> <p>B: The siting of new lighting should not create unnecessary focal points and should minimise the impact upon the dark skies above Ellerker.</p> <p>C: Grass verges and Ellerker Beck should be retained as important and characteristic informal, open, and natural features.</p> <p>D: Development proposals which safeguard and, where possible, enhance views along Ellerker Beck will be supported.</p>

E: The retention of trees and new tree planting alongside the highway will be supported.



View down Howden Croft Hill by Urban Glow



View from the top of Mill Hill by Urban Glow



View down Main Street by Urban Glow

Ecology and Wildlife

- 6.31** As a rural village Ellerker has a role to play in helping nature and wildlife thrive and recover and meet the challenges of Climate Change. The abundance of nature had the most ‘highly important’ responses as to what residents liked about living in Ellerker. The diversity of the landscape in the plan area offers opportunities for both management of a variety of species as well as the opportunities for habitat enhancement. Equally it offers the space to help mitigate the impacts of Climate Change upon crops and people through management of flooding, provision of shade or wind shelter belts.
- 6.32** It will be increasingly important to manage the landscape in an efficient manner that both allows profitable crops to be grown for food and livestock without causing further harm to the natural environment. Land use and landscape management should help our environment survive in an increasingly challenging natural environment. The Parish Analysis plan (Map 3) identifies woodland or landscape features that could be instrumental in future land management, both for amenity and wildlife and ecology. Ecological corridors will be increasingly important to support the movement of species and nature recovery.
- 6.33** The Humber Estuary is the second-largest coastal plain estuary in the UK, and the largest coastal plain estuary on the east coast of Britain (Humber Nature Partnership). The Humber supports a rich variety of habitats and species and is recognised as one of the most important estuaries in Europe for overwintering birds, supporting species of international importance.

POLICY 6: Ecology and Wildlife

As appropriate to their scale, nature and location development proposals, changes in land use, public realm and infrastructure projects should, in achieving biodiversity net gain and supporting nature recovery:

- i. Protect and, where practicable enhance Ellerker’s existing biodiversity assets including Ellerker Beck, wildflowers, existing hedgerows, woodlands, street trees, grass verges and green frontages.
- ii. Use native and wildlife friendly trees, shrubs, grasses, and plants to enhance local biodiversity.
- iii. Reflect the international and national ecological importance of the Humber Estuary.
- iv. Support the creation and enhancement of ecological corridors and the management of flooding, provision of shade or wind shelter belts.

Housing

6.34 Ellerker is an attractive and desirable place to live in. Many houses have developed from smaller property types into very large dwellings that are unaffordable for most younger people and are unsuitable for those long term residents who may wish to downsize. This situation largely reflects economic and housing market conditions throughout the country. There are considerable risks in younger and older people and key workers being unable to remain in or live in the village to both the physical and social fabric of the place as a whole. The responses to the village survey question as to ‘what kind of housing does Ellerker need’ indicated the most support for more eco-friendly housing and lower cost starter homes and the least support for further luxury housing and family housing. Support for the use of solar panels, air and ground source heat pumps was evident.

6.35 The East Riding Local Plan does not allocate any sites for new housing in Ellerker, reflecting the plan’s strategy and distribution approach – and the role, size, and rural character of the village. Proposals for affordable and/or market housing in the village are likely to be for single dwellings or small in scale (schemes of 1-5 units).

6.36 The Neighbourhood Plan will therefore support custom build sites or small sites for development which could help address these needs. These would most likely be through the delivery of small, infill sites whereby the design of any new buildings is highly contextual and responds well to the sensitive historic context of the village (see Policy 8 below). Where windfall sites (building conversions and redevelopment sites) become available these will also be supported subject to meeting the other policies of this Plan and the ERLP. The ERLP recognises that in villages “new market housing will normally be in the form of infill, conversion or replacement buildings.” Policy S4 of the ERLP supports “new housing, including affordable housing for local people” within the development limits of villages “where it does not detract from the character and appearance of the village.” The needs of older people and first time buyers should be considered in

improving the overall mix of housing in a settlement to meet local needs (ERLP Policy H1).

6.37 Policy H2: Providing Affordable Housing of the ERLP sets out how proposals for affordable housing would be considered in more detail including thresholds for provision and criteria for the support of rural exceptions sites. These sites should provide for 100% affordable housing to meet an identified need for the type and scale of development proposed. Rural exception sites should be within or well related to the development limits of a Village. In terms of housing overall, the questionnaire responses highlighted a clear preference for previously developed land and infill sites for new housing as opposed to greenfield sites within or on the edge of the village. There may be instances where infill development would provide the opportunity for more than one dwelling, proposals should have due regard to the form and character of the village. (ERLP policy S4; para 4.433)

POLICY 7: Housing

A: New market housing development should:

- i. Support a range and mix of all housing sizes, to maintain a balanced and inclusive community and to meet up-to-date housing needs.
- ii. Respect the surrounding pattern and form of development, satisfying the requirements of other relevant policies in this Plan that aim to enhance the character, appearance, and distinctiveness of Ellerker.
- iii. Be located within the village development limit.
- iv. Maximise the use of climate friendly technologies to reduce heating costs and the carbon footprint of new and existing development.

B: Development proposals for housing within the village development limits will be supported where it consists of the conversion of existing building, small scale sensitive infill development or the use of previously developed land.

C: Proposals on infill sites within the village development limits will be subject to the requirements of Policy 9.

Locally Important Green Spaces

6.38 Within the village of Ellerker there are several green spaces that are recognised as being important. Refer to Map 6 below. Residents support this as illustrated in the results of the Ellerker Neighbourhood plan questionnaire (section 1)

6.39 The spaces range from areas that are important for the function and community of Ellerker itself, such as the Green and play areas, to spaces that are considered important historically or because they protect or enhance the setting of specific heritage assets,

such as the spaces around St Anne’s Church. Such spaces will be protected by the Neighbourhood Plan and development should not be allowed.

6.40 These green spaces are further assessed in table 2 and will be protected (through Policy 8) for their amenity and recreational value, and the contribution they make to the character and appearance of the village. This policy follows the matter-of-fact approach in the NPPF, that any development proposal on such an area would need to demonstrate the required ‘very special circumstances.’

POLICY 8: Locally Important Green Spaces

Development proposals on the following identified Local Green Spaces will not be supported except in very special circumstances:

1. Ellerker Village Green
2. Ellerker Playground
3. St. Anne’s Churchyard
4. Land adjacent to Manor Farmhouse (mainly the front end adjacent Main Street)
5. Area of land adjacent Main Street
6. Land alongside Ellerker Beck.
7. Woodland copses and fields around Mill House and Brooklyn House
8. Village Allotment

Map 6: Map Identifying Green Spaces within the Village



Table 2: Local Green Space Assessment				
Site & Location	Characteristics Of the Site	Proximity to the community	Local significance	Landowner/ maintenance
Ellerker Village Green (1)	Open area surrounded by village houses and bounded by trees and Ellerker Beck. Focal point within the village and the Ellerker Conservation Area.	Within, centre of the village (Ings Lane)	Very High. Important recreational and green open space.	The community
Ellerker Playground. (2)	Similar to Ellerker Village Green. Area of focal point and well used green space with important communal significance.	Within centre of the village (Main Street)	Very High. Important play area and recreational open space.	The community
Churchyard of St Annes. (3)	The churchyard of St Anne's was once open to the village streets until relatively recently. The churchyard is now enclosed and, however the openness of the churchyard is important for the setting of the church itself.	Within centre of the village (Church Lane)	Very High. Cemetery and Religious Grounds	Church of England
Land adjacent to Manor Farmhouse (mainly the front end adjacent Main Street) (4)	This area of land adjacent to Manor Farmhouse also exhibits the positive elements of the 'closed' or 'gap' sites within the village. Although there are buildings nearby, the open aspect to Main Street, the historic boundary wall and the views into areas of the space are all positive historic landscape characteristics.	Within village (south side of Main Street)	Medium/High Important Gap Site <i>*Noted in Appeal W/21/3286045</i>	Private
Area of land adjacent Main Street (5)	Visible from Main Street, likely once part of the manorial site. This history, together with the glimpses into the site and boundary treatment makes this site important.	Within (north side of Main Street)	High. Important Gap Site.	Private
Land alongside Ellerker Beck. (6)	Land alongside the Ellerker Beck is essential for the informal character and appreciation of the village. The grass verges, low key, informal crossing points and lack of	Within. Along Main Street and other areas.	Very High. Important green space.	ERYC (Local Authority)

	signage and enclosure define this space.			
Woodland copses and fields around Mill House and Brooklyn House (7)	Woodland copses and fields around Mill House and Brooklyn House are highly attractive and may reflect elements of the older landscape that surrounded the milling uses of this part of the village. The site's mature trees also contribute to the setting of the village and are important for the culmination of several views.	Within (Mill Hill)	Medium/High Important historical, beauty and tranquillity value	Private
Ellerker Allotments (8)	This amenity merits protection for its contribution to community health and biodiversity. In addition, its position at the entry point to the centre of the village, directly contributes to views from both Mill Hill and Howden Croft Hill	Within	High. Community value	Ellerker Parish Council

Infill Development within the Village Settlement Limits

6.41 Notwithstanding the Locally Important Green Spaces, in other areas within the village settlement limits there may be opportunities for infill development where this would not conflict with the recommendations within the Ellerker Conservation Area Appraisal or harm archaeology or the historic context of any sites. Indeed, the Conservation Area Appraisal identifies key open spaces, including the most significant spaces that likely formed part of the burgage plot layout.

6.42 The Conservation Area Appraisal states the following: *“Perhaps one of the most notable features of the village is the relationship between built form and open space that manifests itself in the gaps in built development along Main Street and the areas of paddocks, gardens, or informal areas of land between Main Street and Howden Croft Hill. It may be that these spaces were once inhabited by cottages and are the remnants of combined burgage plots that were later amalgamated into larger farms. They*

ultimately represent a rare survival of historic land use that is important for relating the story and evolution of the village.



6.43 It goes on to state that “Views and glimpses of the paddocks and fields within the centre of the village. These are important and reinforce key aspects of the village’s character. The juxtaposition between built form and glimpses into fields beyond (whether between buildings or along lanes) are key to much of the significance of the Conservation Area.”

6.44 The appraisal continues to specifically identify the most significant of these spaces but even then, allows the potential for development of the best quality as follows: **Infill Development (page 28)** “One of the most unusual and arguably attractive features of Ellerker are the amount of open areas of land within the village core that likely echo Medieval plot layouts. There may, in the future, be pressure to build upon such sites and any application will need very careful consideration and assessment of the land in question. Generally, the best approach will be to resist any new development upon

these areas unless they are of a very high-quality design and clearly related to existing buildings, landscape, and the context of the village.

6.45 As set out in Policy 3 proposals should have regard to the management guidelines set out in the Ellerker Conservation Area Appraisal. The CAA Management Guidelines for Infill Development are as follows:

- *If buildings already exist on such sites extensions may be appropriate where they echo historic agricultural development, possibly with buildings located around a courtyard.*
- *Retain some areas of open land and preserve the historic natural landscape and historic linear plot boundaries.*
- *Be modest in scale and generally single or 1.5 storey.*
- *Maintain, reveal, or frame views and glimpses into the open land beyond from the public realm.”*

6.46 The presence of such small scale fields within the heart of the village is therefore identified as being very important. However, it is felt that restricting development in its entirety in these locations would be wrong. As such, where the important landscape frontages are maintained, and where very special, contextual designs are proposed that maintain the unkempt feel of such sites and allow through views into the fields beyond, that there could be scope for some sensitive and modest new development. Each application would need to be assessed on its own merits and one allowed scheme should not be seen as a precedent for development of all sites. Any proposals therefore would need to be bespoke and based fully upon an assessment of the historic and archaeological significance of such sites. Only then would highly contextual development of the highest quality that maintains the special qualities of landscape and views, be considered.

POLICY 9: Infill Plots within the Village

A: The development of infill plots within the village development limit will be supported where a full historic and archaeological assessment has been undertaken. Development proposals for housing and other uses should:

- i. Conserve the historic settlement pattern, character and landscape quality and openness.
- ii. Involve high quality design, which is sympathetic and subservient to its surrounding.
- iii. Avoid the use of standard house type design or standard designs that do not respond to local context and the other policies in this plan.
- iv. Preserve existing boundary treatments or landscape frontages and minimise vehicular access in the form of visibility splays and crossings of Ellerker Beck.
- v. Retain and enhance views into and through the site.
- vi. Ensure that car parking is well designed so as not to dominate views into the site and ensure any hard landscaping is permeable and of low visual impact.
- vii. Be modest in scale and single storey or 1.5 storey in height retaining a subservience with the majority of properties within the village as a whole.

B: Preference will be given to the conversion and/ or extension of existing buildings on infill sites within the village, over replacement of these buildings.

6.47 Ellerker is a thriving village with a tight knit and active community. As a result, there are several valued local facilities and buildings within the village that enhance the quality of life of the village and enable it to retain its strong sense of place, community and maintain its place as a desirable place in which to live. This Plan recognises the importance of these facilities and will encourage positive planning with regards them. Where external threats (such as out of village shops etc) to the economic viability of these most valued facilities present themselves, the NP will resist such development.

6.48 The village facilities included in Policy 10, along with public footpaths, the residential care home (Green Care Home) and garden centre (Ellerker Lodge Garden Centre) were all recognised as being valuable (to varying degrees) village facilities by the local community.

The term 'community facilities' used in Policy 10 is intended to cover a broad range of public amenities. The NPPF (paragraph 97) requires positive planning for the provision and use of community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses, and places of worship) to enhance the sustainability of communities. Community amenities also featured strongly in the survey responses on what is important to the character of Ellerker.

POLICY 10: Local Village Facilities

- A.** The following important community facilities in the village, identified on the Policies Map are recognised and protected for their role in providing valuable services to the local community, residents and businesses located within the Ellerker Neighbourhood Area and to visitors to the area.
 - i. St Annes Church
 - ii. Village Hall
 - iii. The Playing Fields
 - iv. Allotments

- B.** Development proposals that would result in either the loss of, or have a significant adverse effect on, an identified important community facility will not be supported unless it can be clearly demonstrated that its continued use is no longer viable, or it is no longer required by the community, or equivalent or better alternative provision in terms of quantity and quality and in an equally suitable location in Ellerker, can be provided.

- C.** Proposals that improve the quality and/or range of community facilities to meet an identified need will be supported.

Active and Sustainable Travel

6.49 Consultation with local residents through the NP process demonstrated the importance to local people of getting out and about around the village, not least for exercise, dog walking or to take in the diverse landscape character of Ellerker. During a workshop in November 2023 several routes were identified, and these are related on Map 7 below. There appeared to be a strong desire for safer, more pleasant routes whereby the main

road to Brough could either be avoided or upgraded to enable easier and safer walking and cycling.

6.50 Further to this an opportunity for a direct, off road, link to Brough Railway Station was identified for further exploration as to whether it could be opened (or reopened) and improved so as to allow better active travel directly to Brough Station and the local public house there. The NP therefore reflects this aspiration and strongly supports the delivery of this strategic route which could benefit local and longer distance movement.

6.51 Similarly, the issues around car parking in the village have been reflected in the Policy 5 on Public Realm above. However, any (potential) need to control vehicle parking would require some form of traffic control. In this respect the NP would resist any unsightly signage or highway marking in order to do this, but it could support a more sensitive approach with small parking control signage as used in some places and conservation area. (Image Hull/Leeds)

6.52 Finally, the Workshop groups also identified locations for benches to enable greater appreciation of the landscapes around the village, including bench seating upon Airy Mount. Encouraging more walking and cycling and the increased use of public transport helps to address climate change, promote active and healthy lifestyles, and support social interaction and inclusion. Accessibility to the countryside featured strongly as to why local people enjoyed living in Ellerker.

POLICY 11: Active and Sustainable Travel

A: Existing walking and cycling routes in and around the village, as shown on Map below, should be protected, and extended and improved where possible.

B: Enhanced walking and cycling provision will be supported including along Cave Road and to Brough Station, along Sands Lane and Ellerker Drain.

C: New and improved facilities that enable people to use of public transport will be supported.

Appendix A – Ellerker Design Guide

Appendix B – Ellerker Views Analysis

END OF FORMAL PLAN DOCUMENT

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