

45 Roos

(Primary Village, Holderness and Southern Coastal Sub Area)

45.1 Roos is approximately four miles to the north west of Withernsea, along the B1242. The village is centred on the junction of Main Street and Pilmar Lane, and has a small number of services and facilities, including a Post Office, shops, GP surgery, primary school, meeting hall and two public houses. The



main bus route between Hornsea and Withernsea serves the village, providing a connection to the wider range of services and facilities in these larger centres.

45.2 There are two Conservation Areas within the village, one centred on Main Street and the other focused around Rectory Road in the southern part of the village. The former has a generally hard landscape with intricate joinery detailing on some shopfronts, whilst the latter has a more rural character with well treed green verges and properties in larger curtilages. This southern Conservation Area also includes an avenue of yew trees leading to the churchyard which is a unique feature in Holderness. Roos is surrounded by good quality agricultural land, as it lies in a major wetland landscape, and employment in the agricultural sector is relatively high within the village.

45.3 Roos is identified as a Primary Village in the *Draft Strategy Document Update (2021)*, with 30 new dwellings proposed over the plan period. Taking into account the number of existing commitments, two sites for residential development are proposed. Additional primary education capacity will be required in the Withernsea school area over the Plan period, to be addressed through developer contributions.

Table 33 Roos Allocations & Commitments Summary

Site Ref	Comments	Committed Supply	Residual Capacity	Total Site Capacity
ROO-A	Housing Re-allocation	11		11
ROO-A(i)	Housing De-allocate (no longer required)			
ROO-B	Housing Re-allocation (reduced site area)		10	10
ROO-B(i)	Housing De-allocate (no longer required)			
	Small and other committed sites contribution	9		9
	Totals	20	10	30

Site Allocations

- 45.4 The allocations are focused on the eastern edge of the village, on sites that are well related to the main body of the settlement. The large plots with numerous trees in much of the southern parts of the village have a distinctive rural character, and development in this area has been avoided.
- 45.5 The two proposed sites are already allocated in the existing Local Plan although both of these have been reduced in size in order to reflect planning permissions granted and to meet the revised housing requirements.

Housing Sites

Policy ROO-A – Land East of Beechwood Views (0.37ha)

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

- a. Provide additional landscaping to the eastern boundary.

- 45.6 The currently allocated site has an indicative capacity of 11 dwellings, which reflects the most recent planning permission. It can be accessed via Beechwood Views. The eastern boundary aligns with the long gardens of two dwellings to the north and the existing farmstead buildings to the south. Therefore, development will have limited impact on the surrounding countryside. Additional landscaping to the eastern boundary will also help to soften the impact of the development and integrate it into the surrounding landscape. The site has been reduced to reflect the extent of the site with planning permission.

Policy ROO-B – Land East of Eastfield Estate (0.36ha)

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

- a. Provide additional landscaping to the southern and eastern boundaries.

- 45.7 The site has been reduced in size from that previously allocated in the existing Local Plan as a lower number is now required to meet the new housing requirement figure. It is envisaged that the site would be suitable for individual plots on the frontage and so it has an indicative capacity of 10 dwellings. The remaining part of the former allocation is proposed to be de-allocated
- 45.8 The site lies adjacent to residential development to the east and a farm complex to the north on Pilmar Lane. The presence of the farmstead buildings to the north of Pilmar Lane will balance this extension of the village. Additional landscaping on the southern and eastern boundaries will also help to soften the impact of the development and integrate it into the surrounding landscape, enhancing views of the village from the eastern approach.