

APPLETON ROEBUCK WITH ACASTER SELBY NEIGHBOURHOOD DEVELOPMENT PLAN



APPLETON ROEBUCK
WITH ACASTER SELBY

[Pick the date]

First consultation draft

Appleton Roebuck with Acaster Selby Parish Council

FOREWORD FROM THE PARISH COUNCIL

Dear Resident

Welcome to Appleton Roebuck with Acaster Selby Neighbourhood Development Plan (ARAS NDP). I hope you will be able to make the time to read the following pages as this document is possibly one of the most important concerning our parish and one which is based on the views of parishioners.

In 2011 the Localism Act gave local communities the right to develop plans that would help to shape their futures. In June 2013 a group of residents and Parish Councillors under the expert guidance of David Gluck, Executive Officer at Tadcaster & Rural Community Interest Company, set to work. This plan has been produced after almost two years of research and consultation by dedicated members of the Steering group and with excellent support and advice from officers of Selby District Council (SDC) and Tadcaster and Villages Community Engagement Forum.

At all times we have worked through consultation with residents and in line with SDC policies and we believe that our plan offers a vision for the long term sustainability of our parish over the next 12 years, reflecting the thoughts and feelings of local people.

Through the distribution of a questionnaire in October 2013 the Steering Group received the important message that residents believe Appleton Roebuck and Acaster Selby are good places to live. We are proud of our parish character and want to retain it whilst recognising that it is important to embrace change that improves the lives of local people and the future of our community. Therefore our plan presents policies that will maintain and enhance the unique character of the parish whilst allowing small scale sustainable growth in line with the needs and wishes of the local community; policies that will give weight to the parish in the decision making of the District Council.

It is our vision to make Appleton Roebuck with Acaster Selby a better place to live and work now and for future generations.

Kind regards,

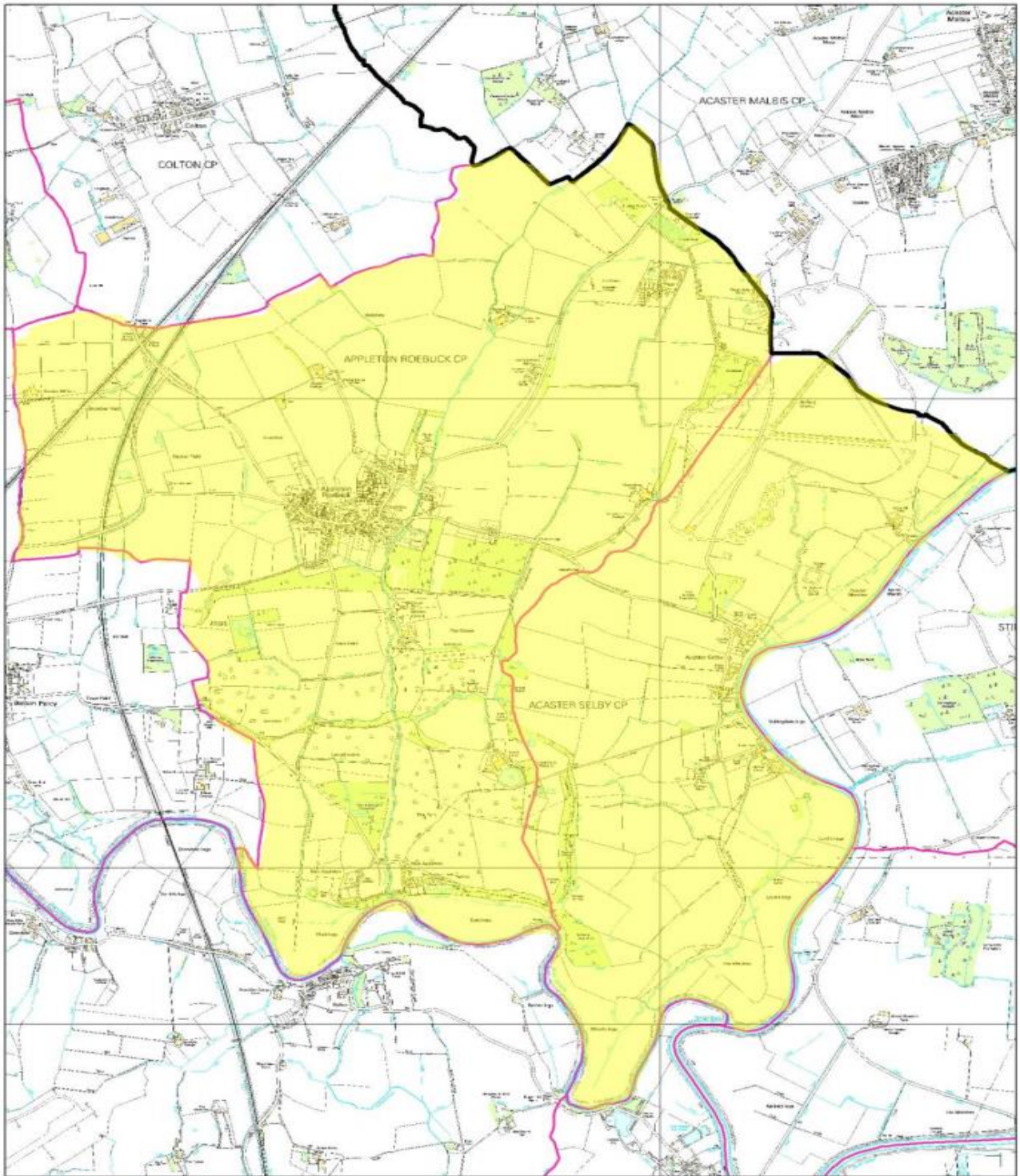
Janet Flint MBE

Chair, Appleton Roebuck with Acaster Selby Parish Council

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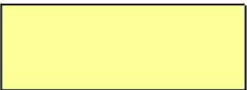
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1 Introduction



0 500 1,000 2,000 Meters

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Proposed Neighbourhood Area

Map 1: Neighbourhood Area / Parish boundary

2. About our Parish

3 Our vision and objectives

3.1 Our vision for the future

In their Core Strategy, Selby District Council set out their vision for the future of the district during the period of the Strategy upto 2027:

By 2027 Selby District will be a distinctive rural District with an outstanding environment, a diverse economy and attractive, vibrant towns and villages. Residents will have a high quality of life and there will be a wide range of housing and job opportunities to help create socially balanced and sustainable communities, which are less dependent on surrounding towns and cities.

In the same way, we have consulted on a vision statement that can adequately express our aspirations as a community over that same timeframe. The following statement has been developed with our community and provides us with a view of what our community will look like in 2027:

Appleton Roebuck and Acaster Selby Parish will be a thriving rural community. Its young people will enjoy an outstanding local school and excellent out of school play and recreational facilities, as well as accessible child care for the very young. As young people grow up they will have access to a great range of secondary education in surrounding towns. For those of a working age, our community will not only provide easy access to local employment centres in York, Tadcaster, Sherburn and Leeds, but also have a wide range of small enterprises flourishing in the village (where superfast fibre optic broadband enables micro enterprises to flourish) and surrounding countryside.

Our villages will sit within a rural environment of productive farmland and historic wood and parklands, which are well managed and conserved for future generations. Appleton Roebuck village will provide a range of housing, including starter units and smaller homes for the elderly, alongside larger residences and this will help to provide a balanced community. Our residents will cherish the safety and serenity their communities provide and will prize the community facilities that enable a vibrant community life to be maintained.

3.2 Our objectives

In seeking to see this vision realised during the period of this Plan – from adoption through to the end of the 2020s – we have developed a set of **objectives** to guide our work in the years ahead and within which to frame our policies.

Objective 1: Supporting and enhancing community facilities

- To ensure our Primary School continues to flourish and is able to provide outstanding facilities for its pupils.
- To ensure there are outstanding pre-school facilities serving the Parish.
- To support the Parish Rooms to enable it to host outreach cultural, educational activities and other services for the community.
- Support other existing community facilities and encourage new ones, including play and recreation for children.

Objective 2: Conserving and enhancing our high quality environment, landscape and heritage assets

- To maintain and enhance countryside character and heritage protection across the Parish.
- To enhance the protection afforded to non designated features in the landscape which are valued by the community.
- To ensure that highways and public rights of way are safe for users and effectively enable access across the parish and improve the connectivity within and between communities.

Objective 3: Supporting sustainable levels of new homes to provide for need in the community and to support key facilities and services

- To enable sustainable growth of our communities through modest levels of new home construction in small scale developments.
- To avoid any further significant loss of gardens or backland to house building.
- To ensure that new housing does not have an adverse impact on infrastructure, including sewerage, roads and other utilities.

Objective 4: Promoting small business growth and securing the future of existing business in the Parish

- To support new opportunities for homeworking.
- To support farm diversification where this is sustainable and of low landscape impact.
- To support new services in the village, for example shops and Post Office facilities.
- To avoid new large scale, high impact industry – especially on the airfield.

Objective 5: Conserving and protecting our high quality built environment

- To maintain our village green spaces.
- To avoid infilling and backland development, maintaining the open aspect of Appleton Roebuck.
- To protect the historic environment of the Conservation Area.
- To avoid uniformity of building design and reflect the diverse nature of housing styles in Appleton Roebuck.

4. Key themes and policies for our Plan

4.1 Delivering sustainable development

At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development, described by the NPPF as “a golden thread running through both plan-making and decision-taking”. Our Plan wholly endorses this approach, with the overriding priority for our Plan being to promote development that meets the needs of our present day residents and business, without compromising the ability of future generations to meet their own needs.

This ‘golden thread’ extends through and informs all the policies that follow on and form the heart of our Plan. This means that our policies are designed to positively promote opportunities which meet the needs of our communities and which re-affirm our character. Equally, our policies will not encourage activities that are perceived to have negative impacts for our residents and for our communities.

So, in the following section we set out our policies in the following way:

- **Themes:** our policies are ordered into five themes:
 - a. Community facilities
 - b. Design of the built environment
 - c. Environment, landscape and heritage
 - d. Housing
 - e. Work and business

- **Policies:** each policy is preceded by the issues the policy is designed to address and the evidence that supports the policy.

- **Objectives:** each policy details which of our five Objectives is addressed by the policy.

- **Conformity statements:** each policy is concluded with a summary how the policy is in conformity with key parts of the National Planning Policy Framework and the Selby Core Strategy.

4.2 Community facilities

Policies	
CF1	Retention of key services and facilities
CF2	New recreational facilities
CF3	Supporting the growth of Appleton Roebuck Primary School

Retaining the few services of community value that are left most notably in Appleton Roebuck is a key objective for this Plan. Where it is possible to do so, new development proposals will be looked at to see how and where they may add value to those facilities we do have.

4.2.1 Retention of key services and facilities

Policy CF1 - RETENTION OF KEY SERVICES AND FACILITIES

- a. Proposals that serve to protect or enhance existing community facilities that provide for the community's needs will be supported.
- b. Proposals that adversely impact on existing community facilities will not be supported unless the facility is replaced by equivalent or better provision in terms of quantity and quality in a suitable location.
- c. Proposals affecting those assets listed on the Schedule of Community Assets¹ will be supported where the asset is maintained for community benefit. Where a proposal adversely affects a scheduled asset in terms of its value to the community, the proposal must provide clear justification for the proposed change.

4.2.2 New recreational facilities

Policy CF2 – NEW RECREATIONAL FACILITIES

New developments of over 4 homes shall incorporate or support an appropriate level of new recreational facilities accessible to the whole community.

¹ Schedule to be developed through the consultation period.

4.2.4 Supporting the growth and development of Appleton Roebuck Primary School

Policy CF3 – APPLETON ROEBUCK PRIMARY SCHOOL

The growth of the school, its buildings and grounds, will be supported where proposals provide for the ongoing sustainability of the facility and contribute to the improvement of the school’s learning environment.

4.3 Design of the built environment

Policies	
DBE1	Local green spaces
DBE 2	Respecting traditional building design and scale
DBE 3	Integrating modern design
DBE 4	Green infrastructure
DBE 5	Streets and street scene

The Parish has a wealth of historic buildings within our two main settlements and the design of these, particularly in the villages, should be respected and reflected in new buildings, whilst allowing for innovation and evolution of design and building techniques. In addition, where it is practical to do so, we will seek to protect and enhance greenspaces within our villages to provide amenity and to serve additional functions in relation to biodiversity and water retention.

4.3.1 Local green spaces

Policy DBE 1: Local Green Spaces

Local Green Spaces identified on the policies map will be protected. Subject to consultation, these Green Spaces are:

1. Chapel Green
2. Bell Green
3. Shop Hill
4. School playing fields
5. Acaster Lane
6. College Hill
7. The Ings
8. Holme Green
9. Bond Lane
10. The two greens either side of the "top" of Bond Lane where it joins Main Street

4.3.2 Respecting traditional building design and scale

Policy DBE 2: Respecting traditional building design and scale

- Proposals should respect the overall palette of traditional designs and the character of the local area.
- Proposals should respect of the height, position, size and massing of existing buildings.
- Boundary treatments should be in keeping with the tradition of the village and primarily involve hedgerows formed by native species.
- Proposals are required to demonstrate how the recommendations of the Village Design Statement have been incorporated. These recommendations are set out in Appendix x for reference.

4.3.3 Integrating modern design

Policy DBE 3: Integrating modern design

Modern architectural detailing, including solar equipment and other environmental systems can be accommodated in new development but should be carefully sited and designed to blend in with village character, avoiding street front elevations wherever practicable.

4.3.4 Green infrastructure

Policy DBE 4: Green infrastructure

Proposals should seek to integrate good practice in green infrastructure, including appropriate sustainable drainage schemes (SuDS), green spaces, permeable surfaces and new tree planting and landscaping. Proposals should additionally provide strong conservation measures in relation to existing landscape features, including mature trees, historic hedgerows, watercourses, rights of way and open spaces.

4.3.5 Street and street scene

Policy DBE 5: Streets and street scene

All new street design and improvements to the current street arrangements will have an emphasis on people movement. Improvements to the opportunities for walking should be made wherever possible through practical measures such as:

- The provision of and improvements to pavements and paths in the built up areas.
- Limitation and reduction of unnecessary street signage where it is safe and practical.
- Ensuring that streets and pavements are accessible for those with mobility issues, installing drop kerbs and textured paving at street crossings.
- Wherever possible, it is preferable to avoid different colour surfacing for textured surfaces to avoid urbanisation of village streets, with the exception of demarcating village gateways where such variation in surfacing can act as an effective measure in slowing traffic entering built up areas.

4.4 Environment, landscape and heritage

Policies	
ELH 1	Maintaining agricultural land
ELH 2	Enhancing biodiversity
ELH 3	Renewable energy
ELH 4	Rights of way
ELH 5	Historic rural environment

The Parish has a high quality rural environment with historic landscapes, footpaths and byways and historic buildings. The Plan will seek to conserve and maintain these valuable features whilst seeking improvement wherever possible.

4.4.1 Maintaining agricultural land

Policy ELH 1: Maintaining agricultural land

Proposals which results in the loss or degradation of agricultural land will not be supported except in exceptional circumstances where the benefits to the community are shown to outweigh the harm, for example with regard to the provision of new community facilities which would otherwise be unachievable. In such circumstances, any harm will be required to be mitigated, for example by using the minimum amount of land to achieve the important objective or by appropriate planting and landscaping.

4.4.2 Enhancing biodiversity

Policy ELH 2: Enhancing biodiversity

Proposals must be designed to retain ancient trees of trees of good arboricultural and amenity value, hedgerows and other habitats for wildlife. Proposals should be accompanied by an appropriate survey that establishes the health and longevity of any affected trees and habitats.

4.4.3 Renewable energy

Policy ELH 3: Renewable energy

Proposals for energy generating infrastructure using renewable or low carbon energy sources to serve individual properties or groups of properties will be supported provided that:

- The energy generating infrastructure is located as close as practicable and is in proportion to the scale of the existing buildings or proposed development it is intended to serve;
- The siting, scale, design and impact on landscape, views and wildlife of the energy generating infrastructure does not compromise public safety and allows continued safe use of public rights of way;
- Adjoining uses and properties are not adversely impacted in terms of noise, vibration, or other interference, for example from air source heat pumps.
- Where appropriate, the energy generating infrastructure and its installation complies with the Microgeneration Certification Scheme; and
- The energy generating infrastructure is dismantled as soon as reasonably practicable once it is no longer used for energy generation.

4.4.4 Rights of way

Policy ELH 4: Rights of way

Proposals for improving our Public Rights of Way network will be supported, including improved signage, maintenance, retention and accessibility for users.

In all proposals, consideration should be given to improving connectivity, including improvements to the public rights of way network, in order to facilitate improved accessibility and connectivity within and between communities.

4.4.5 Historic rural environment

Policy ELH 5: Historic rural environment

Proposals that have an impact on the rural and historic character of the parish will be supported only where it is modest in scale and reflects the character of its locality. Any new build outside of

current development limits should be sensitively designed, particularly where they are highly visible in open landscapes and should utilise appropriate planting and screening in order to minimise visual intrusion.

4.5 Housing

Policies	
H1	Housing density and scale
H2	Housing mix
H3	Car parking
H5	Conversion of redundant buildings
H6	Drainage and flood prevention

4.5.1 Housing density and scale

Policy H1: Housing density and scale

- a) New housing developments should be small in numbers and not overwhelm their surroundings. Support will be given for small developments that integrate with their immediate neighbours in terms of design, traffic movements, car parking arrangements and appropriate landscaping.
- b) New developments should be located wherever possible to minimise through traffic in Appleton Roebuck village.
- c) Density of new housing developments should reflect that of their immediate surroundings.

4.5.2 Housing mix

Policy H2: Housing mix

New housing developments should provide for a mix of size and types of homes, including making provision for young families and the elderly. Support will be given to proposals that reflect the housing needs of the area as set out in the Strategic Housing Market Assessment and local Housing Needs Surveys.

4.5.3 Car parking

Policy H3: Car parking

Proposals for new development will have adequate and readily accessible onsite parking to meet current and future needs at a minimum rate of two spaces per dwelling unless alternative and accessible car parking arrangements can be made which do not add to on street congestion. Development which removes off road parking spaces will not be supported unless alternative provision is made which increases or maintains the number of parking spaces.

4.5.4 Conversion of redundant buildings

Policy H4: Conversion of redundant buildings

Conversion of redundant buildings formerly in non-residential use and worthy of retention into new homes will be supported, provided that:

- a) The appearance of the converted building will be in keeping with or enhance its surroundings; and
- b) The boundary treatment and landscaping are in keeping with or enhance its surroundings.

4.5.5 Drainage and flood prevention

Policy H5: Drainage and flood prevention

New development should aim to reduce the overall level of flood risk in the parish:

- Surface water management measures will be required for development proposals to ensure that the risk of flooding both on-site and downstream is not significantly increased.
- Sustainable Drainage Systems (SuDS) as an alternative to conventional drainage will be supported provided that they can be shown to be suitable in the intended location and that such systems will be properly maintained.
- There is a presumption against culverting and the constricting of watercourses and their immediate environs.

4.6 Work and business

Policies	
WB1	Re-use of redundant buildings
WB2	Farm diversification
WB3	Small business development

4.6.1 Re-use of redundant buildings

Policy WB1: Re-use of redundant buildings

Support will be given for the re-use of redundant buildings for new economic use where this does not result in:

- a. A change in the character of the building which is in conflict with policies set out in section 4.3 (Design of the Built Environment).
- b. Increases in the levels of road traffic which can be demonstrated to cause disruption to neighbouring properties.
- c. Increases in the level of heavy goods vehicle movements associated with the new use.

4.6.2 Farm diversification

Policy WB2: Farm diversification

Support will be given for farm diversification where this:

- a. Supports existing agri-food business.
- b. Does not have a detrimental impact on production or the loss of agricultural land.
- c. Does not result in significant increase in traffic movements, particularly HGVs.

4.6.3 Small business development

Policy WB3: Small business development

- a. The growth of existing small businesses and new start businesses will be supported where these do not have negative impact upon other local residents, including in respect of significantly increased traffic movements or the use of larger vehicles or Heavy Goods Vehicles.
- b. Support will be given to the conversion of existing residential space for homeworking where the residence remains the primary use and no adverse impact on neighbouring property or significant additional traffic movement is forthcoming.

5 Summary

6 Appendices